



- Second Floor Flat
- CHAIN FREE
- Short Walk to Shops, Train Station & Beach
- 2 Bedrooms
- Double Glazing & Gas Central Heating
- Good Decorative Order Throughout
- Allocated Parking
- Central Town Location
- Viewings Welcome

Flat 4 31b Regent Street, Shanklin, PO37 7AF

£119,950

This purpose built second floor flat is conveniently located in the heart of Shanklin town centre, with a range of shops, supermarkets, and the local train station with mainland ferry connections all within easy reach. The seafront is only minutes away and provides miles of sandy beaches and coastal paths to explore.

The well-presented accommodation comprises an entrance hall with storage, open-plan lounge/kitchen area, 2 bedrooms, and a bathroom. Additionally, the property benefits from an allocated parking space located at the rear of the building.

The convenient town centre location, well-presented accommodation, and allocated parking makes this an ideal home for anyone looking to enjoy Island life in one its most popular coastal towns. A viewing is recommended to appreciate everything this fantastic CHAIN FREE flat has to offer!



## Accommodation

**Ground Floor Communal Entrance**

**Second Floor Landing**

**Private Hallway**

**Lounge/Kitchen Area**

20'9 max x 10'10 max (6.32m max x 3.30m max)

**Bedroom 1**

10'11 x 8'6 (3.33m x 2.59m)

**Bedroom 2**

10'8 max x 7'10 max (3.25m max x 2.39m max)

**Bathroom**

7'6 x 5'4 (2.29m x 1.63m)

**Outside**

There is an allocated parking space located at the rear of the building.



**Services**

Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Band A - Please contact The Isle of Wight Council on 01983 823901.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

**Viewing:**      Date .....      Time .....