



- Purpose Built First Floor Apartment
- Presented in Good Decorative Order
- Share of Freehold

- 2 Bedrooms
- Private Balcony & Access to Communal Garden
- Open-Plan Lounge/Diner with Modern Fitted Kitchen

- Walking Distance to the Beach
- Allocated Parking & Bin Storage Area
- Ideal Full-Time or Holiday Home

26 Riviera Park Shore Road, Bonchurch, PO38 1RH

£175,000

Located in the charming village of Bonchurch, this purpose-built first-floor apartment on Shore Road offers a delightful blend of comfort and convenience. With two bedrooms and a modern shower room, this apartment is perfect for individuals or couples seeking a tranquil coastal lifestyle.

As you enter, you are welcomed into a spacious hallway leading to the open-plan lounge/dining/ kitchen area, which creates a spacious and inviting atmosphere. This area is perfect for both relaxation and entertaining guests. The highlight of the apartment is undoubtedly the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the fresh sea air.

The property also benefits from allocated parking for one vehicle, ensuring that you have a secure space for your car. Additionally, residents have access to a communal garden, providing a lovely outdoor space to enjoy. Communal bin storage is conveniently located in the parking area, adding to the practicality of this well-designed apartment.

Situated just a short walk from the Bonchurch seafront, you will find yourself in close proximity to the beautiful coastline, perfect for leisurely strolls or enjoying the beach. This location offers a peaceful retreat while still being within easy reach of local amenities and the vibrant town of Ventnor.

In summary, this first-floor apartment on Shore Road is an excellent opportunity for those looking to embrace a relaxed seaside lifestyle in a picturesque setting. With its modern features and prime location, it is sure to attract interest from full-time or holiday home buyers alike.



Accommodation

Communal Entrance

First Floor Landing

Entrance Hall

Lounge/Diner/Kitchen

20'5 max x 14'7 max (6.22m max x 4.45m max)

Balcony

Bedroom 1

9'11 x 8'3 (3.02m x 2.51m)

Bedroom 2

8'5 x 8' (2.57m x 2.44m)

Shower Room

6'2 x 4'6 (1.88m x 1.37m)

Outside

There is a communal garden located at the rear of the building, with allocated parking and the communal bin storage area located adjacent to the block.



Services

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

Council Tax

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(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