



• SUPERB Detached Home

• Kitchen/Breakfast Room with Separate Utility

• SEA VIEWS

• 3 Double Bedrooms (all en suite)

• Gated Driveway Parking & Garage

• Short Walk to Shanklin Old Village & Coastal Path

• Large Sitting Room & Separate Dining Room

• Beautiful South-Facing Garden with Swimming Pool

• Immaculately Presented Throughout

Beggars Roost 6 Luccombe Road, Shanklin, PO37 6RQ

£635,000

This truly superb detached home was originally constructed in 1953 and enjoys an impressive sea view. The property is located in the popular seaside town of Shanklin, and the famous 'Shanklin Old Village' with a variety of popular eateries to choose from, and The Chine with direct access to the beach are both just a short walk away. The nearby town centre provides access to range of useful amenities, and the local train station with ferry connections to the mainland.

The beautifully presented accommodation comprises a welcoming entrance hall, a large sitting room, separate formal dining room, conservatory, an en suite bedroom, kitchen/breakfast room, utility and access to the garage on the ground floor, with 2 further en-suite bedrooms on the first floor. Additionally, the property benefits from ample off road parking provided by the gated driveway, and the south-facing garden with a heated swimming pool, pool house with showering facilities, and a variety of established plants and trees.

The sought after coastal location, beautifully presented accommodation, gated driveway with ample parking, and the south-facing garden with a swimming pool and impressive views of the sea, makes this an ideal home for anyone looking to fully embrace Island life and take advantage of the many local amenities Shanklin has to offer. A viewing is an absolute must to appreciate everything this truly superb detached home and it's surroudings has to offer!



Porch

Entrance Hall

Sitting Room

23'6 x 19'7 (7.16m x 5.97m)

Conservatory

21'4 x 9'9 (6.50m x 2.97m)

Dining Room

16'3 x 11'11 (4.95m x 3.63m)

Kitchen/Breakfast Room

24'1 x 9'8 (7.34m x 2.95m)

Bedroom 3

9'11 x 9'11 (3.02m x 3.02m)

En Suite

7'10 x 3'10 (2.39m x 1.17m)

Utility Room

9'3 x 6'10 (2.82m x 2.08m)

Garage

17'8 x 9'5 (5.38m x 2.87m)

First Floor Landing

Bedroom 1

16'3 x 11'10 (4.95m x 3.61m)

En Suite

9'1 x 8'6 (2.77m x 2.59m)

Bedroom 2

12'8 x 9'10 (3.86m x 3.00m)

En Suite

9'10 x 3'2 (3.00m x 0.97m)



Outside

To the front of the property the gated driveway provides ample off road parking and access to the garage. Gated side access leads to the beautifully landscaped rear garden, with a heated swimming pool, pool house with showering facilities, various seating areas, and a variety of established plants and trees.

Services

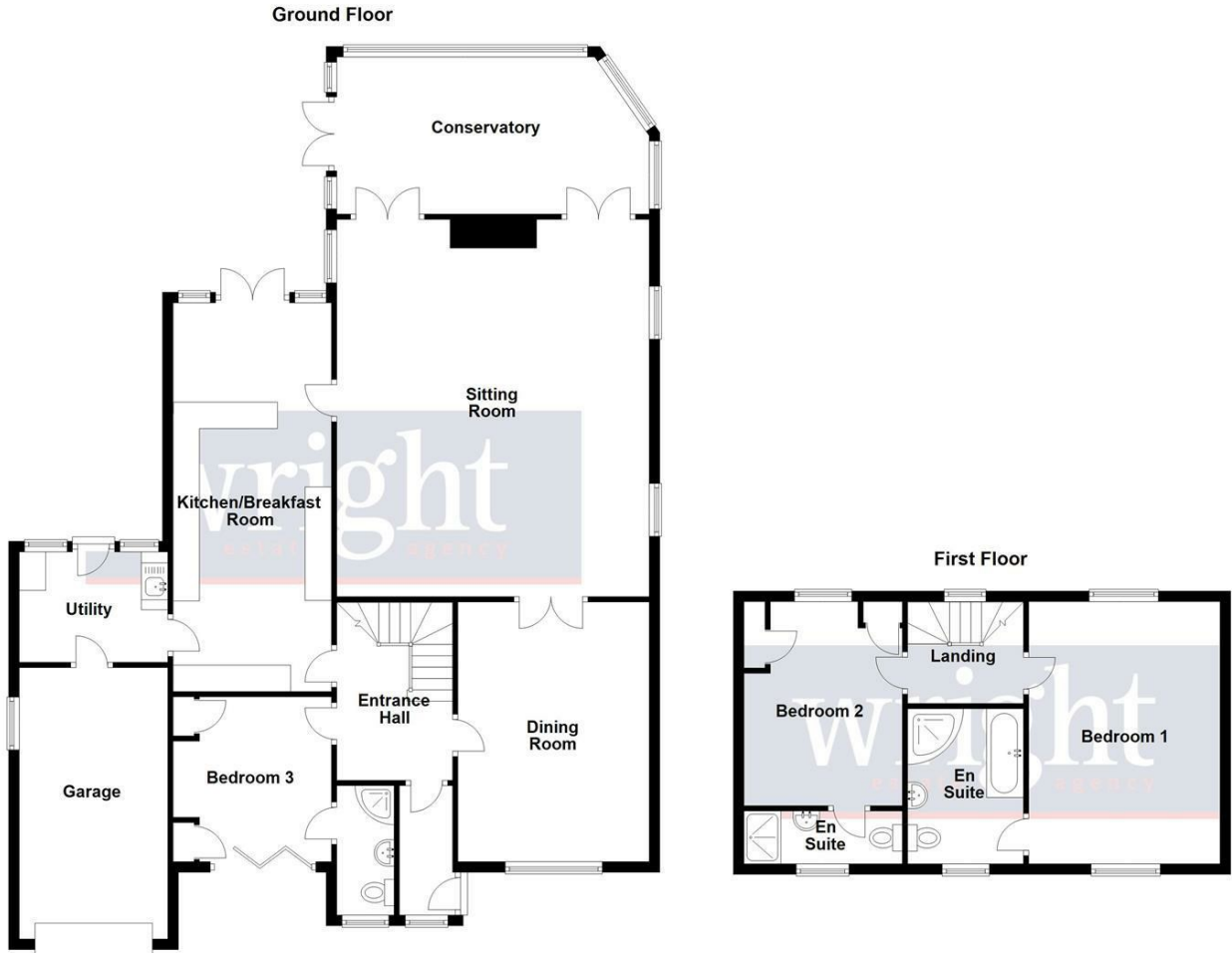
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band E - 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		
(55-68) D	58	78
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time