shanklin@wright-iw.co.uk

wright
estate agency

- Detached House
- Off Road Parking for 2 Cars
- Close to Local Amenities
- 3 Bedrooms (1 En Suite)
- Short Walk to Beach & Train Station
- Enclosed West-Facing Rear Garden
- Flexible Living Space on the Ground Floor
- Ideal Family Home
- Viewings Welcome

31 Atherley Road, Shanklin, Isle of Wight, PO37 7AU

£297,500

Located in the charming seaside town of Shanklin, this delightful detached house offers an ideal family home just a short stroll from the beach. With its flexible accommodation, the property boasts spacious reception space on the ground floor, perfect for both relaxation and entertaining.

The house features three well-appointed bedrooms, including a master suite with an en suite, ensuring comfort and privacy for the whole family. The additional shower room provides convenience for guests and family alike.

Outside, the property benefits from off-road parking for two cars, a valuable asset in this popular coastal area. The proximity to the beach makes it an excellent choice for those who enjoy seaside living, with opportunities for leisurely walks and family outings just moments from your doorstep.

This home is not only a wonderful retreat but also a practical choice for families seeking a balance of comfort and location. With its inviting atmosphere and ample space, this property is sure to appeal to those looking to embrace the coastal lifestyle in Shanklin.

Accommodation

Entrance Hall

Cloakroom

Lounge
17'1 x 10'11 (5.21m x 3.33m)

Family Room
11' x 8'11 (3.35m x 2.72m)

Kitchen/Dining Area
27'8 x 10'1 (8.43m x 3.07m)

Kitchen (continued)
10'10 x 7'6 (3.30m x 2.29m)

First Floor Landing

Bedroom 1
13'11 max x 11'10 max (4.24m max x 3.61m max)

En Suite

Bedroom 2
10'11 x 8'8 (3.33m x 2.64m)

Bedroom 3
8'1 x 8' (2.46m x 2.44m)

Shower Room

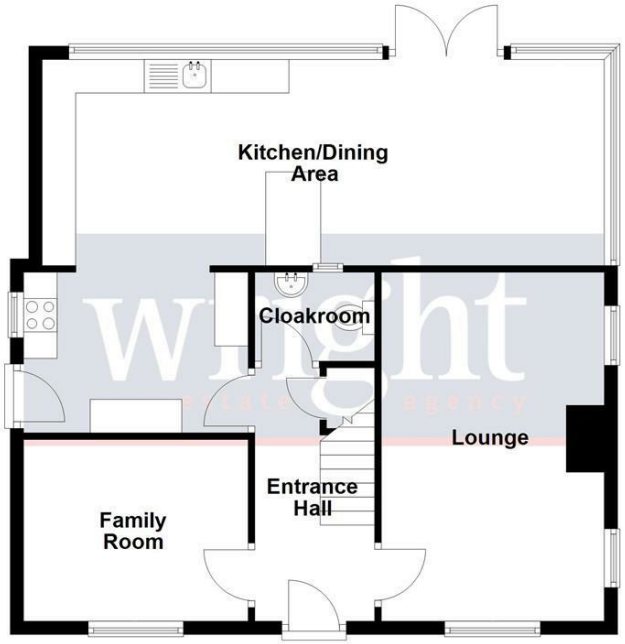
Outside
To the front of the property there is a driveway providing off road parking for 2 cars. Gated side access leads to the enclosed west-facing rear garden, which is laid mainly to lawn with various garden outbuildings.

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

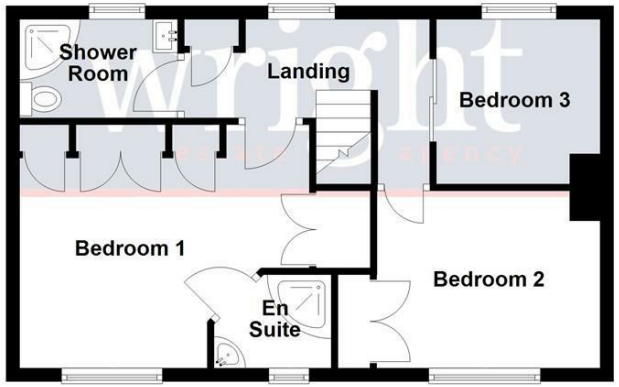
Council Tax
Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.

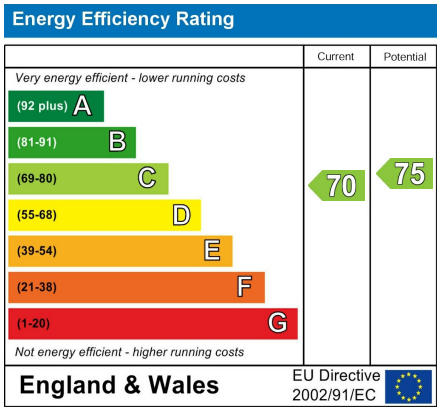
Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor



First Floor





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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
Phone: 01983 866822
Email: shanklin@wright-iw.co.uk

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The Property Ombudsman

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