

£285,000 Freehold

St Pauls Avenue, Shanklin, Isle of Wight, PO37 7AH



- **3 Bedrooms**
- **2 Receptions**
- **Kitchen/breakfast**
- **Bathroom plus separate shower room**
- **Off road parking**



Call **01983-525710** to view this home, or visit www.trigg-iow.co.uk for more details.

About the property

This substantial, bay fronted Victorian home offers beautifully appointed accommodation throughout its traditional yet flexible layout, which is ideally for a young, growing family. Offering a perfect blend of period features coupled with modern amenities you'll be sure to be impressed with the quality, standard and presentation of accommodation on offer throughout the property.

A home equal to its location, Shanklin is a thriving seaside town that offers a busy and comprehensive high street, stunning coastline and golden sandy beaches. Nowhere is far on foot and within minutes you can enjoy all that this area has to offer. A practical and eclectic mix of shops, eateries and bars not to mention the famous cliff path with its stunning coastal views with access to the glorious sandy beaches and waterfront attractions. And for those who commute for work or like a good day out shopping in Portsmouth's Gunwharf Quays, there are direct train links to Portsmouth from Shanklin Station.

Inside, you'll find spacious, bright and light filled accommodation comprising of formal reception room, dining room, kitchen/breakfast and snug on the ground floor. Upstairs there are three bedrooms, all doubles, a family bathroom and separate shower room.

Outside, there is a front courtyard, off-road parking to the side of the home and a rear garden that's a real sun trap and ideal space for a BBQ to enjoy with family and friends.

In summary, this family home, situated on a quiet residential Avenue offers the ability to dip in and out of the practical town without the need for the car or enjoy a family walk along the cliff path down to the beach. Could this be the home to offer the best of all worlds? Come along and see for yourself!

Accommodation

GROUND FLOOR

Hall

Lounge 13' x 10'4

Kitchen/Breakfast 16'4 x 10'4

Garden room 10'4 x 6'1

FIRST FLOOR

Landing

Bedroom 1 13' x 10'4

Bedroom 2 12' x 10'4

Bedroom 3 13' x 11'4

Bathroom

Shower Room

OUTSIDE

Front courtyard

Parking to side

Rear garden

Covered decking area

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Book a Viewing

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To arrange a viewing contact one of our team on

01983 525710

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