



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

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LOVE WHERE YOU LIVE

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SHANKLIN
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£625,000



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- CHAIN FREE • SUPERB SPLIT-LEVEL DETACHED HOUSE • FOUR BEDROOMS • EN-SUITE TO MASTER • BI-FOLD DOORS TO GARDEN • DECKED AREA FROM KITCHEN • LOG BURNER • GARAGE & ORP FOR SEVERAL VEHICLES • GARDEN WITH SOUTHERLY ASPECT

Offered Chain Free, a superb split-level detached home, thoughtfully extended and redesigned to provide stylish, contemporary accommodation finished to a high standard throughout.

At the heart of the home is a stunning two-tone kitchen, finished in Farrow & Ball colours, with Corian worktops, soft-close cabinetry and a substantial central island. Impressive 3m-wide bi-fold doors open onto the raised, south-facing deck, creating a wonderful entertaining space. The open dining area features bespoke handmade cabinetry and a panelled feature wall, whilst herringbone flooring adds a touch of elegance.

The spacious lounge benefits from a log burner and 4.2m-wide bi-fold doors opening directly onto the landscaped garden and pergola. The distinctive split-level design and generous glazing maximise natural light throughout. Further benefits include an en-suite shower room to the principal bedroom, gas central heating and uPVC double glazing.

Outside, there is off-road parking and a garage, whilst the enclosed, south-facing garden and raised deck enjoy sunshine throughout the day, with a peaceful woodland backdrop.

Situated on the sought-after Victoria Avenue, the property is conveniently located for Shanklin Old Village, the town centre, seafront and local amenities.

This beautifully presented home must be viewed to be fully appreciated.

GROUND FLOOR

ENTRANCE HALL

UTILITY AREA 7'3 x 4'2 (2.21m x 1.27m)

With Glow-Worm Boiler and Megaflow Water Tank

KITCHEN 12'4 x 14'2 extending to 19'5 (3.76m x 4.32m extending to 5.92m)

Two-tone kitchen, finished in Farrow & Ball colours, with Corian worktops, soft-close cabinetry and a substantial central island with integrated appliances, space for American style fridge/freezer with full width bi-fold doors to outside raised deck seating area.

DINING ROOM 8'7 x 13' (2.62m x 3.96m)

Featuring bespoke handmade cabinetry and herringbone floor.

LOWER GROUND FLOOR

SITTING ROOM 18'11 x 14'7 (5.77m x 4.45m)

Featuring log-burner and 4.2m wide bi-fold doors to garden and pergola seating area.

Stairs from Hallway to

FIRST FLOOR

MASTER BEDROOM 13'1 x 9'7 extending to 11'7 (3.99m x 2.92m extending to 3.53m)

with built-in wardrobes

EN-SUITE SHOWER ROOM

With walk in shower, wash basin and WC

BEDROOM TWO 7'2 exclusive of door recess x 9'10 (2.18m exclusive of door recess x 3.00m)

Stairs from the ground floor to the lower ground floor

BEDROOM THREE 11'10 exclusive of door recess x 9'9 (3.61m exclusive of door recess x 2.97m)

BEDROOM FOUR 9'9 x 8'8 (2.97m x 2.64m)

BATHROOM

With L-Shaped Bath and shower over, wash basin and WC

OUTSIDE

To the front there is a lawned area and a grey gravel driveway providing parking for 2-3 cars and leading to Garage (18'1 x 10'5) with remote control up and over door, power and light. Side access door (door and window not double glazed).

To the rear of the property there is a raised decking area from the Kitchen which is accessed via Bi-Fold doors with steps down to the Garden which is mainly laid to lawn with a feature Pergola with outside lighting.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band E

