



Trigghomes.

**£92,000 Leasehold**

## Shanklin, Isle of Wight



- **1 Bedroom**
- **Chain Free**
- **Close to the Beach**
- **Old Village Location**
- **Second Floor Apartment**



Call 01983-525710 to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



## About the property

Ideally positioned for those seeking a refined coastal lifestyle or a high-quality investment, this beautifully maintained home enjoys a prime setting within easy walking distance of an excellent range of shops, cafés, pubs, and green open spaces.

Picturesque coastal paths are moments away, while the nearby Rylstone Gardens and Luccombe Downs offer wonderful routes for walking and unwinding in nature.

Residents benefit from immaculately kept communal areas, including attractive south-facing gardens to the rear. Inside, the property feels bright and inviting throughout, with well-proportioned living accommodation and a generously sized bedroom creating a comfortable and elegant atmosphere.

The contemporary kitchen and stylish shower room are both finished to a modern standard, complemented by the practical addition of a separate WC.

Local Authority - Isle of Wight Council  
Council Tax Band - A  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Stairs to

### SECOND FLOOR

Entrance Hall

Lounge & Kitchen Area 13'7 x 13'2

Bedroom 1 14'2 x 8'5

Shower Room

Separate WC

### OUTSIDE

Communal Rear Garden

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

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

### Energy Efficiency Rating

