



**Price**  
**£245,000**

**Freehold**

2x  1x  2x 

**Landguard Road,  
Shanklin, Isle of Wight,  
PO37**

**OVER 60?**

Secure this property  
for up to **59% less!**

**Pittis**   
Helping you move forwards





## Main features

- Gorgeous town cottage in the heart of Shanklin
- Classic 2 up 2 down style which is immaculately presented throughout
- Added bonus of an upstairs bathroom
- Easy to maintain rear garden
- Moments from the town centre shops & amenities

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 12'1 x 11'7 (3.69m x 3.53m)

Dining Room: 12'2 x 12'1 (3.71m x 3.69m)

Kitchen: 10'7 x 7'0 (3.23m x 2.14m)

Utility Area: 10'7 x 7'4 (3.23m x 2.24m)

Downstairs W/C

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 12'0 (3.66m x 3.66m)

Bedroom 2: 12'0 x 8'0 (3.66m x 2.44m)

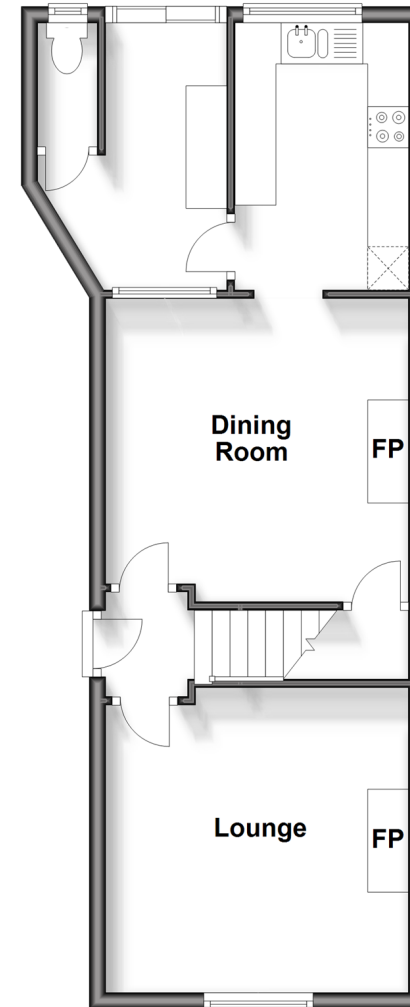
Bathroom

### OUTSIDE

Front & Rear Gardens

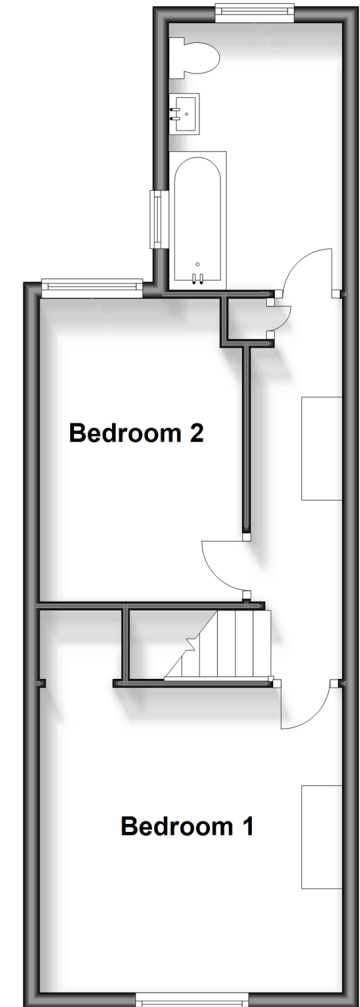
### Ground Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



**Call Shanklin - 01983 868777 ■ [pittis.co.uk](http://pittis.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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