

**OVER 60?**

You could get up to  
**59% off the price!\***



**Price**

**£475,000**

**Freehold**

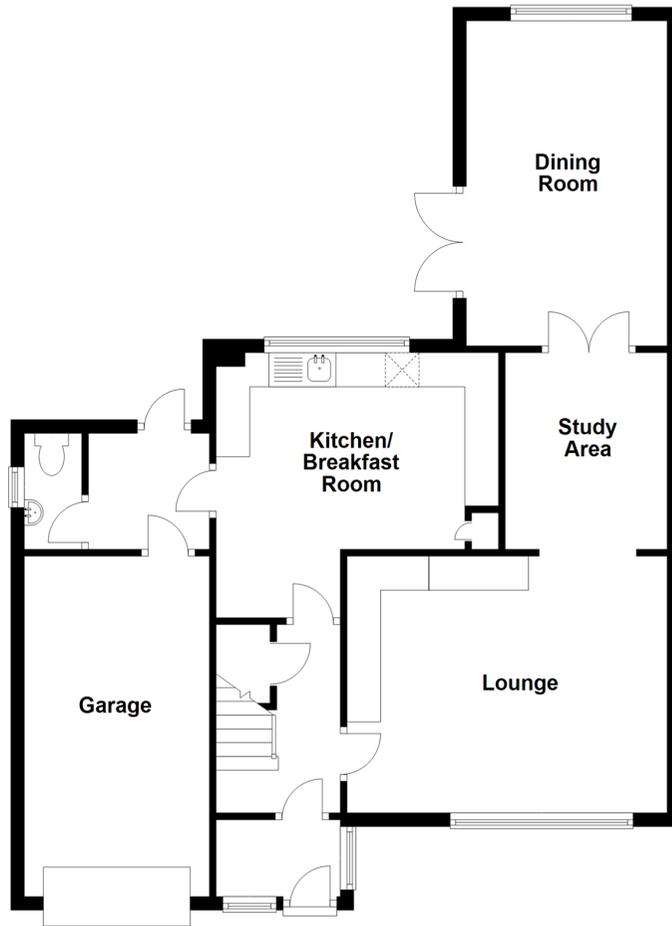
4x  2x  3x 

Lark Rise, Shanklin, Isle of Wight, PO37

**Pittis**   
Helping you move forwards

## Ground Floor

Approx. 81.7 sq. metres (879.1 sq. feet)



## Split Level First Floor

Approx. 72.0 sq. metres (774.5 sq. feet)



## Accommodation

### GROUND FLOOR

**Entrance Porch**

**Entrance Hall**

**Lounge:** 15'8 x 12'3 (4.78m x 3.74m)

**Study Area:** 9'5 x 7'10 (2.87m x 2.39m)

**Dining Room:** 15'9 x 9'9 (4.80m x 2.97m)

**Kitchen / Breakfast Room:** 13'10 x 12'1 (4.22m x 3.69m)

**Utility Room:** 5'9 x 5'6 (1.75m x 1.68m)

**Cloakroom**

### SPLIT LEVEL FIRST FLOOR

**Landing**

**Bedroom 1:** 15'9 x 9'9 (4.80m x 2.97m)

**Dressing Area:** 9'6 x 7'6 (2.90m x 2.29m)

**En-Suite Shower Room**

**Bedroom 2:** 12'3 x 11'8 (3.74m x 3.56m)

**Bedroom 3:** 11'0 x 9'1 (3.36m x 2.77m)

**Bedroom 4:** 8'3 x 6'9 (2.52m x 2.06m)

**Bathroom**

### OUTSIDE

**Front Garden**

**Rear Garden**

**Driveway Parking**

**Summer House**

**Swimming Pool:** 24'0 x 12'0 (7.32m x 3.66m)

**Integral Garage**



## Main features

- Executive detached house in select cul-de-sac on the outskirts of Shanklin
- Swimming pool, summer house and large gardens to rear
- Extended accommodation now offers plenty of living and bedroom space
- Utility area and cloakroom, integral garage
- Bedroom 1 has en-suite shower room and dressing area



### Nearest Schools

Shanklin C of E Primary School  
Gatten & Lake Primary School  
Broadlea Primary School  
Newchurch Primary School  
The Bay CE Secondary School



### Transport Information

Local bus routes providing Islandwide connections



### Address

Lark Rise, Shanklin, Isle of Wight, PO37



### Directions

For directions to this property please contact us.



Call Shanklin Branch 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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