



**1 Delphi Court,
Hope Road,
Shanklin, Isle of Wight,
PO37 6EL**

£210,000



This spacious first floor apartment forms part of an impressive purpose built block located at the top of the Esplanade with panoramic sea views as far reaching as Culver Down. The beach is only seconds away, whilst the town centre and local train station with mainland ferry connections are both within walking distance. The accommodation requires complete renovation and comprises 2 double bedrooms, lounge, dining area, kitchen and bathroom. Additionally, the property benefits from a large garage and private balcony. The superb location and scope to add value makes this an ideal investment opportunity or DIY project for anyone looking to enjoy the many benefits of living by the sea!

CHAIN FREE!

2 Double Bedrooms

Private Balcony

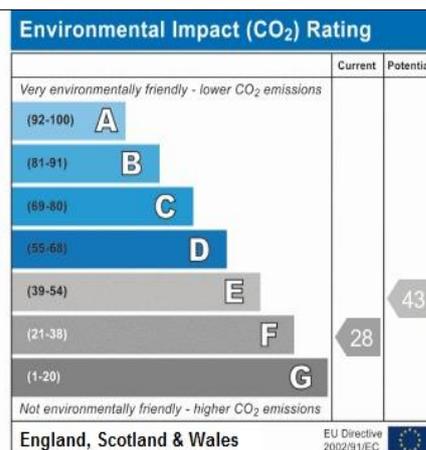
RENOVATION REQUIRED

Purpose Built First Floor Apartment

Large 27'+ Garage

Excellent Sea Views

Viewing Recommended!



ACCOMMODATION

Entrance Hall

2 Store cupboards. Night storage heater. Doors off to:

Lounge/Diner 27' 11" x 13' 2" narrowing to 11' 10" (8.50m x 4.01m narrowing to 3.60m)

Aluminium double glazed windows to side and rear. Aluminium sliding doors to balcony. Opens to: -

Kitchen 9' 11" x 8' 6" (3.02m x 2.59m)

Range of matching wall and floor mounted units with worktops over. Electric cooker point with extractor over. Stainless steel sink/drainer with mixer tap over. Plumbing for washing machine.

Bedroom 1 11' 10" x 9' 11" (3.60m x 3.02m)

Aluminium double glazed window to side. Built-in wardrobe.

Bedroom 2 11' 10" x 9' 1" (3.60m x 2.77m)

Aluminium double glazed window to side. Built-in wardrobe.

Bathroom

Panelled bath with shower over. Low level WC. Wash hand basin. Obscure glazed window to rear.

Outside

The apartment benefits from a private balcony with panoramic sea views, a private entrance to the rear of the building and a garage (27' 4" x 9' 10") with an up and over door.

Heating

Electric heating (where specified).

Services

Unconfirmed: electric, telephone, mains water and drainage.

Council Tax

Band D - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

