



44, Carter Avenue

Shanklin, PO37 7LF



Located in a sought-after area of Shanklin, this wonderful family home benefits from three double bedrooms, three bathrooms, three reception rooms, as well as a lovely garden, with driveway and garage parking.

- Fabulous, detached family home
- Potential to put your own stamp on
- Three naturally light reception rooms
- Travel links, sandy beaches, and schools nearby
- Beautiful, private rear garden with fruit trees
- Three double bedrooms and three bathrooms
- Spacious accommodation and well-maintained
- Peaceful, residential area close to amenities
- Driveway parking with a garage
- Double glazing and gas central heating

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in a quiet residential spot yet within walking distance to plenty of amenities and travel links, 44 Carter Avenue is a superb location offering the perfect lifestyle for the whole family. Owned and lovingly maintained for the last twelve years, this home offers the new owners the potential to put their own stamp on this beautiful home. The accommodation comprises a porch opening into the entrance hall, which provides access to two reception rooms and the kitchen. The kitchen makes way for a further reception room, a ground-floor shower room, and a few steps down lead into a large utility space, which also provides access to the garage and to the garden. The living room offers access to a wonderful conservatory that enjoys views of the garden and also offers access to the garden. The stairwell from the entrance hall leads up to the first floor accommodation comprising three double bedrooms and two bathrooms.

Well positioned for amenities and travel links, the high street and charming Shanklin Old Village with its thatched cottages and cream tea establishments are just a short walk away, as well as Shanklin High Street, which offers a variety of unique shops, a superb choice of cafes, restaurants and bars, as well as a popular theatre hosting top acts all year round. Other nearby amenities include a range of supermarkets and convenience stores, a medical centre and a pharmacy. Being so near to the coast, the stunning beaches of Shanklin are located just over a mile away, where you can enjoy the island's famous stretches of golden sands lined with a traditional seafront promenade offering plenty of fun seaside amusements and a fantastic choice of highly regarded seaside eateries. Despite being so conveniently close to a whole host of amenities, Carter Avenue is surrounded by beautiful woodland walking environments with the Woodland Trust's America Wood and Batts Copse close by, as well as the peaceful Red Squirrel Trail. Shanklin is well connected with excellent island transport links, including bus and train services to Ryde, which provides high-speed ferry links to the mainland, connecting with a direct train to London Waterloo, which can be reached within two hours of leaving the island.

Welcome to 44 Carter Avenue

A sloped driveway provides parking for a vehicle to the side of the property with a stepped pathway leading up to the porch.

Porch

The glazed porch offers French doors into the space, which offers space to store coats and shoes. The durable tile flooring makes a great spot to store muddy boots after long ambles in the countryside.

Hallway

Fitted with a neutral carpet that continues through most of the property, this lovely entrance hall features the stairwell plus two obscure glazed windows to the front, each side of the front door, filling the space with natural light.

Study

Benefitting from dual aspect windows to the front and rear, this space is currently utilised as a home office but enjoys the versatility to be utilised in several ways.

Dining Room

Spacious and naturally light, this lovely dining room offers ample space for dining room furniture, as well as featuring a box bay window to the front aspect.

Kitchen - Breakfast Room

Enjoying dual aspect windows to the rear and side, this wonderful kitchen space offers plenty of storage as well as integrated appliances including a dishwasher, fridge freezer, wine fridge, and a double electric oven. Gas hobs are integrated within a worktop and benefit from an extractor fan over. There is space for a breakfast table, plus there is access to the living room, utility room, and ground-floor shower room.



Ground Floor Shower Room

Benefitting from a ground-floor position, this shower room is equipped with a walk-in shower, a WC, a hand basin, and a chrome heated towel rail to keep the room cosy. An obscure glazed window to the side aspect fills the room with natural light, and the space is finished with neutral tiling.

Utility Room

Accessed via a few steps down from the kitchen, this handy addition to the space offers plumbing for a washing machine as well as plenty of storage space and access to the driveway, the garage, and the garden.

Living Room

Well-proportioned and benefitting from sliding doors to the rear aspect, this wonderful room offers ample space for all the family and also enjoys an obscure glazed pointed window to the side aspect. The sliding doors lead into the conservatory.

Conservatory

Extending the living space, this fantastic conservatory offers lovely views over the garden with plenty of space for additional lounging furniture. French doors lead out to a sunny patio space.

First Floor Landing

Continuing the carpet from the hallway, this light landing benefits from a window to the side aspect, plus there is access to the loft space.

Bedroom One

Flooded with natural light from the large window to the rear, enjoying a south-facing position, this lovely double bedroom offers two large, fitted wardrobes, with one integrating a dressing table, and views over the garden.

Bedroom Two

Currently set up as a twin room, this double bedroom features a window to the front aspect and continues the neutral carpets.

Bedroom Three

Accessed via a little hallway which also provides access to a shower room, this double bedroom features built-in wardrobes as well as a window to the front aspect.

Family Bathroom

Neutrally finished and enjoying an obscure glazed window to the rear aspect, the bathroom is equipped with a shower over bath, a WC, and a vanity hand basin, plus there is a large chrome heated towel rail to keep the room cosy.

Shower Room

Equipped with a corner shower cubicle, WC, and a vanity hand basin, this handy shower room features an obscure glazed window to the front and is neutrally tiled.

Garden

Enjoying a south-facing position, this lovely, private garden offers a beautiful garden oasis planted with trees and shrubs, as well as various seating spots. There are glimpses of the sea from one end of the garden, plus access to a greenhouse and a storage shed. There is a lovely wildlife pond in one corner, plus the garden enjoys a beautifully sunny patio.

Garage

Benefitting from an electric roller door, this garage features power and lighting, plus it could be utilised as a storage space, workshop, or used as garage. The space also features a tap.

**Parking**

A driveway to the side of the property offers parking for a vehicle. Additionally, there is unrestricted on-road parking available on Carter Avenue.

44 Carter Avenue presents a wonderful opportunity to acquire a well-presented three-bedroom family home set within a fantastic coastal location. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

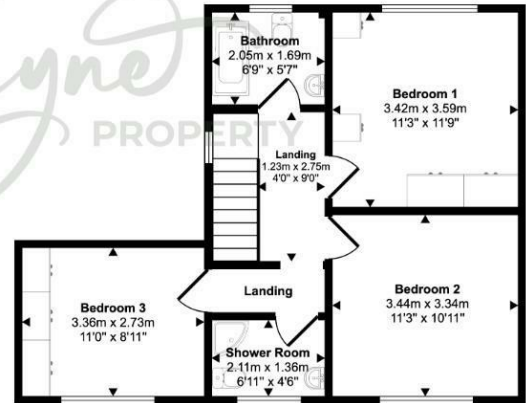
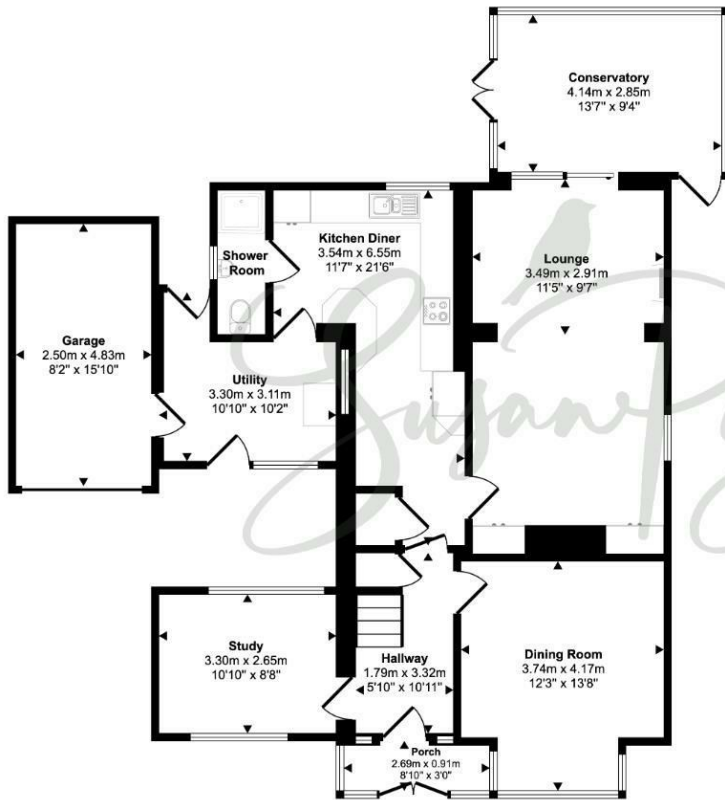
Tenure: Freehold

Council Tax Band: E (approx. £3,029.85 pa Isle of Wight Council 2025/2026)

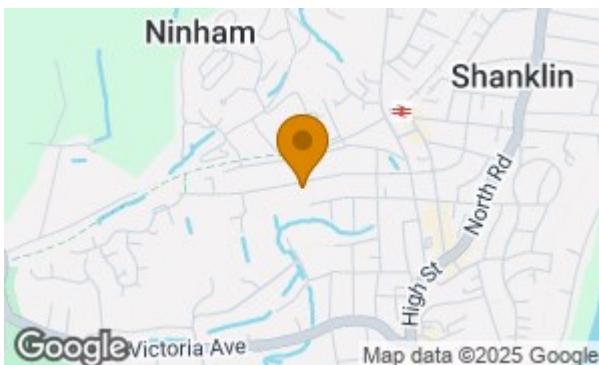
Services: Mains water, gas, electricity, and drainage



Approx Gross Internal Area
163 sq m / 1750 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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