

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	

Floorplans are not to scale and for guidance only

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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BRINKCLIFFE GARDENS
SANDOWN
PO36 8PS

£800 PCM



01983 868 333
www.arthur-wheeler.co.uk



- OVER 55'S • SPACIOUS ONE DOUBLE BEDROOM HOUSE • PARKING • COMMUNAL GARDENS • GREAT ACCESS TO LAKE TRAIN STATION • CLOSE TO CLIFF PATH

A stylish mid-terrace one-bedroom home, set within a small, well-kept development exclusively for the over-55s. Ideally positioned, the property is just a short stroll from the scenic Cliff Path, offering easy access to the beach, Lake train station, and a range of local amenities including a convenient Tesco store.

The property offers a comfortable double bedroom, a bright living area, and a fitted kitchen. Additional features include energy-efficient electric night storage heating, double glazing throughout, and a practical ground floor cloakroom.

Outside, residents can enjoy beautifully maintained communal gardens, a dedicated drying area, and convenient resident parking. Rent £800pcm. Deposit £923 secured with TDS



