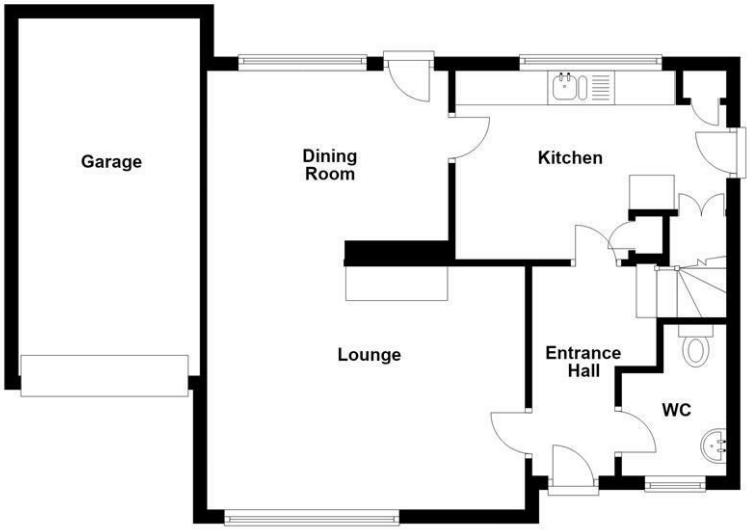
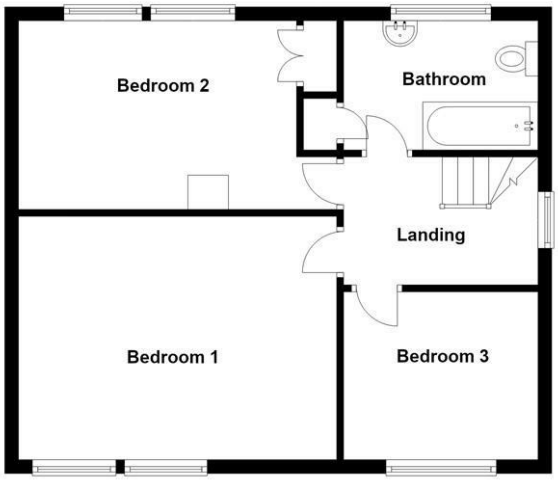
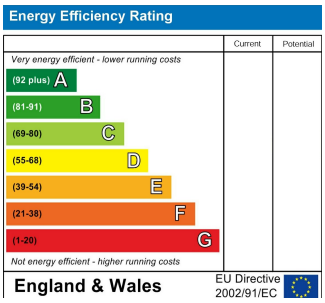
Ground Floor



First Floor



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

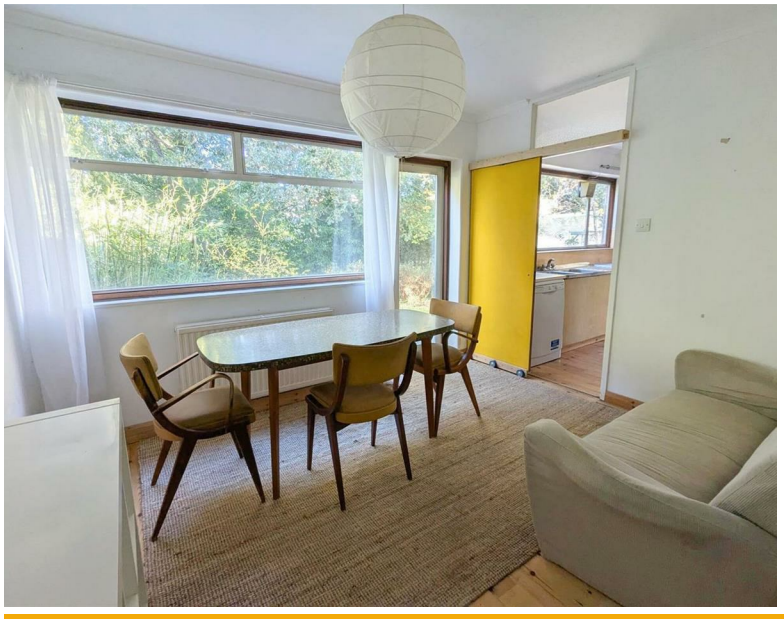
46 REGENT STREET
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• CHAIN FREE • VERY POPULAR LOCATION • 3 BED LINK DETACHED HOUSE • GARAGE & PARKING • MATURE GARDENS • MODERNISATION REQUIRED

A link detached (by garage only) 3 Bedroom house being well located in a quiet cul-de-sac in a popular and sought after area of Shanklin. Westhill Drive is approached from Westhill Road which provides access to the Big Mead recreation area, Shanklin "Old Village" and the local cricket ground. Shanklin and it's town centre amenities are also convenient. The esplanade and sandy beaches of Shanklin are also within easy reach.
The property which benefits from gas fired central heating and replacement double glazed doors and windows is in need of modernisation but we feel this is reflected in the asking price of the property.
To fully appreciate the potential that this property offers, we would recommend an internal viewing. It comprises:

ENTRANCE HALL 10'6 x 5'7 reducing to 3'8 (3.20m x 1.70m reducing to 1.12m)

LOUNGE 16 x 11'7 (4.88m x 3.53m)
Opening to;

DINING ROOM 11'6 x 8'11 (3.51m x 2.72m)

KITCHEN/DINER 13'7 max x 10'2 reducing to 6'7 (4.14m max x 3.10m reducing to 2.01m)

SEPARATE WC 7'1 x 4'6 max (2.16m x 1.37m max)

FIRST FLOOR - Landing

BEDROOM 1 15'5 x 12' (4.70m x 3.66m)

BEDROOM 2 15'5 x 9'9 (4.70m x 2.97m)

BEDROOM 3 9' x 8'5 (2.74m x 2.57m)

BATHROOM 8'2 x 6'9 (2.49m x 2.06m)

OUTSIDE
FRONT: To the front is a garden mainly laid to lawn with a variety of mature shrubs. Driveway leading to the Garage. Side access to;
REAR; The rear garden is mainly laid to lawn with a variety of mature planting. Green House and patio area. Stairs lead down to another garden area which has a stream at its boundary.

TENURE - Freehold

COUNCIL TAX BAND - D

SERVICES - All mains available





ARTHUR WHEELER
ESTATE AGENTS









