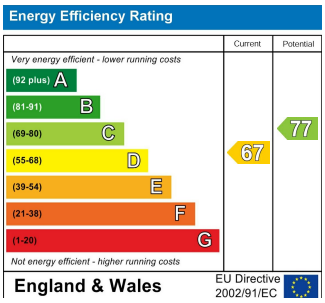
First Floor



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.

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*** Resident Parking Available - Dudley Road *** A well appointed first floor apartment being situated on the corner of Alexandra Gardens and Pier Street, enjoying easy access to both the town centre shops and the nearby beach and esplanade with a good selection of eateries and public houses. The sitting room, kitchen and main bedroom all enjoy uninterrupted sea views towards the English Channel.
The superbly presented accommodation benefits from gas central heating and replacement uPVC double glazed windows and refitted kitchen and shower room suite. The property would seem equally suitable as either a permanent home or as a rental investment. We note that the current owner lets the property as a holiday let via an Island based holiday company. It Comprises:

COMMUNAL ENTRANCE AND STAIRS

ENTRANCE HALL

CLOAK ROOM
With WC and feature shell basin

KITCHEN 8'8 x 6'7 (2.64m x 2.01m)

SITTING ROOM 16' into bay x 11'3 max (4.88m into bay x 3.43m max)

BEDROOM ONE 11'8 into bay x 9'3 excl door recess (3.56m into bay x 2.82m excl door recess)

BEDROOM TWO 9'1 max x 8'9 (2.77m max x 2.67m)

TENURE
Leasehold. Current Service Change and Ground Rent Payable £100 per month. 999 year lease from 2015.

SERVICES
All Mains Available

COUNCIL TAX
Band B



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