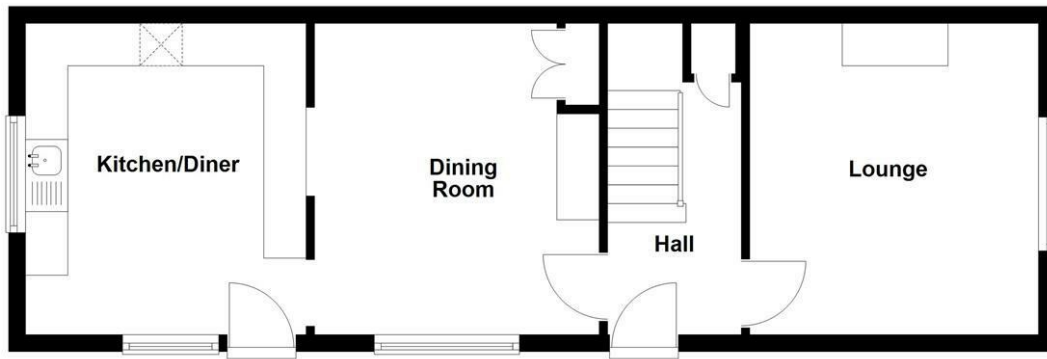
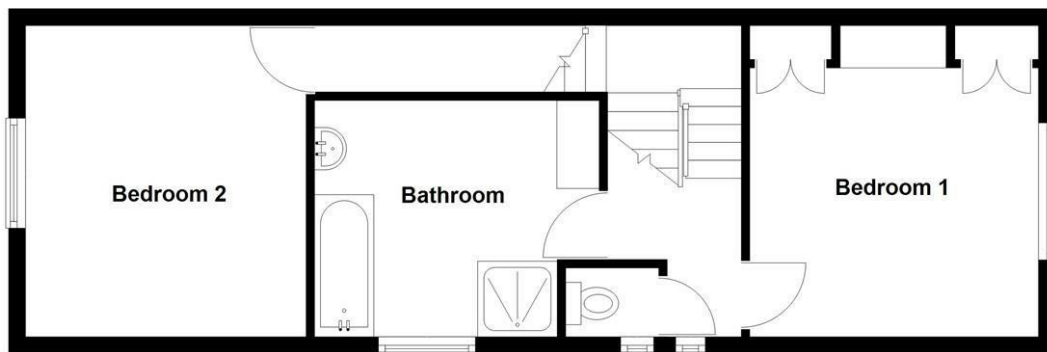


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

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		82	68
EU Directive 2002/91/EC			

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

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£215,000



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- CLOSE TO BEACH AND SHOPS • 2 BEDROOM (POSSIBILITY TO CREATE A THIRD) • MATURE GARDENS • KITCHEN/DINER • GAS CENTRAL HEATING & UPVC DOUBLE GLAZED • SPACIOUS ACCOMMODATION

This well presented 2 bedroom semi-detached house which was constructed circa 1912 is situated just off the main Town Sandown and is therefore very conveniently located most of the town's amenities which include convenience stores, doctors surgery, and main bus and train links. The Esplanade and Beach with its super sandy beaches and superb costal walks are also near by.

The property offers spacious accommodation with many original features which include period correct fireplaces to most rooms and is warmed by gas fired central heating and has uPVC frame double glazed windows. Outside is a small patio area to front enclosed by dwarf walling and the rear garden is mainly laid to patio and planted with a variety of mature shrubs and flower borders, garden shed and gated side access. We feel subject to the necessary consents a third bedroom could be created utilising the great sized bathroom.

In our opinion the property would make a fine first time purchase or as a rental investment or holiday home and really should be viewed to fully appreciate the spacious accommodation on offer.

ENTRANCE HALL 12' x 5'2 (3.66m x 1.57m)

LOUNGE 12' x 11'2 (3.66m x 3.40m)

DINING ROOM 12' x 11 (3.66m x 3.35m)

KITCHEN/DINER 11'2 x 10'11 (3.40m x 3.33m)

FIRST FLOOR - Landing

BEDROOM 1 12 x 11'3 (3.66m x 3.43m)

BEDROOM 2 11'3 x 10'9 (3.43m x 3.28m)

BATHROOM 11' reducing to 9'6 x 9'3 (3.35m reducing to 2.90m x 2.82m)

OUTSIDE

Front: To the front of the property is a walled courtyard garden with gated side access leading to;
Rear: the rear garden has a lovely private feel with a super sunny aspect and planted with a variety of mature shrubs and flower borders. Further benefits include a good size timber shed.

TENURE - Freehold

COUNCIL TAX - Band C

SERVICES - All mains available

