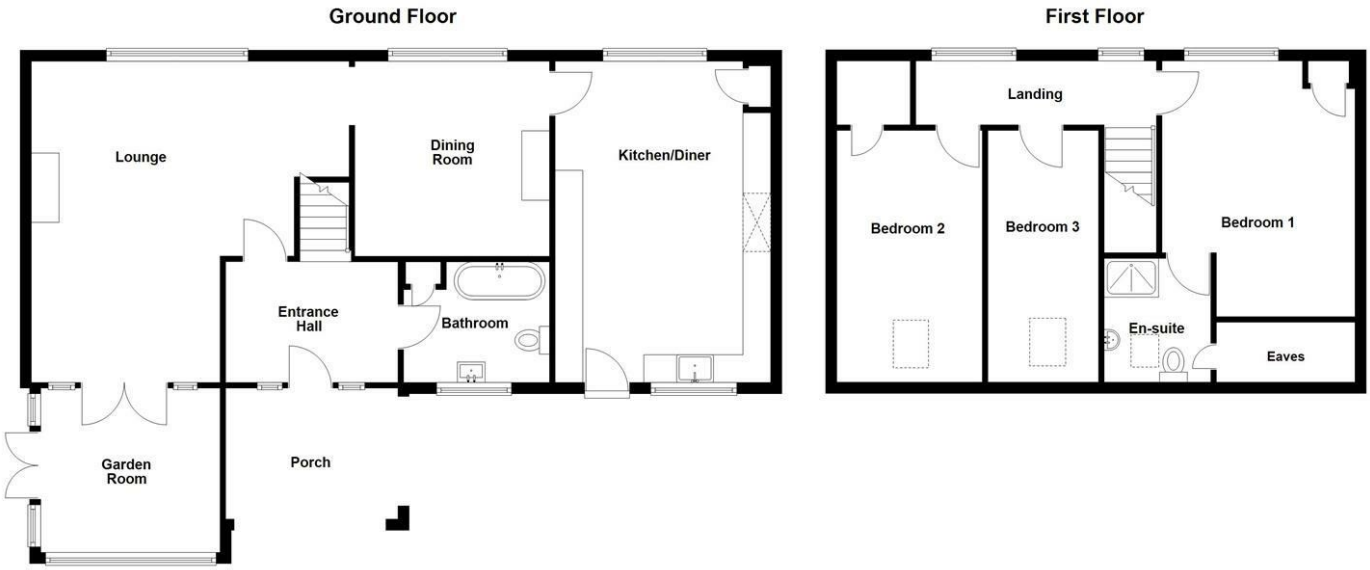
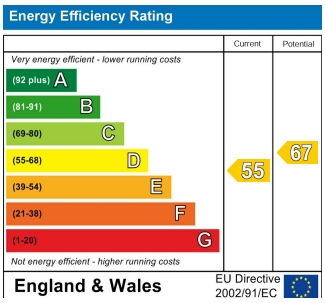


Floorplans are not to scale and for guidance only



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

SEA ROCK
SANDROCK ROAD
NITON
PO38 2NQ

£500,000

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

• CHAIN FREE • SUPERB SEMI-RURAL LOCATION • 3 BEDROOM COTTAGE • OFF ROAD PARKING AND STUNNING GARDENS • PERIOD FEATURES • OUTSKIRTS OF THE VILLAGE

Nestled in the picturesque setting of Sandrock Road, Niton Undercliff this charming 3 Bedroom cottage offers a delightful blend of character and comfort. The property is situated in a semi-rural location, providing a tranquil escape while still being conveniently close to local amenities.
As you approach the house, you will be greeted by stunning gardens that enhance the property's appeal, creating a serene outdoor space perfect for relaxation or entertaining. The off-road parking adds to the convenience, ensuring that you have easy access to your home.
Inside, the cottage boasts beautiful beams and stone walls that add to its charm, creating a warm and inviting atmosphere. Each room is filled with character, making it a perfect retreat for those seeking a unique living experience. We feel the property is ideal for anyone looking to embrace the charm of cottage living in a stunning setting. Do not miss the opportunity to make this enchanting cottage your own.

ENTRANCE HALL 10'2 x 7'2 (3.10m x 2.18m)

LOUNGE 18'1 reducing to 11'2 c 18'5 reducing to 11'6 (5.51m reducing to 3.40m c 5.61m reducing to 3.51m)

CONSERVATORY 10'1 x 9'9 (3.07m x 2.97m)

DINING ROOM 11'6 x 11'5 (3.51m x 3.48m)

KITCHEN/DINER 17'6 x 12'9 (5.33m x 3.89m)

BATHROOM 7'9 x 6' (2.36m x 1.83m)

FIRST FLOOR - Landing

BEDROOM 1 15'2 reducing to 11'5 x 11'6 reducing to 8'2 (4.62m reducing to 3.48m x 3.51m reducing to 2.49m)

BEDROOM 2 15'8 x 8'2 (4.78m x 2.49m)

BEDROOM 3 15' x 6'7 (4.57m x 2.01m)

OUTSIDE

The property is surrounded on three sides by gardens with a variety of mature shrubs, trees and flower boarders. Several patio areas and fish pond. To the rear of the property is a gated driveway providing Off Road Parking.

SERVICES

Oil fired central heating providing hot water and heating.
Drainage - TBC
Mains Water and Electricity

COUNCIL TAX - Band E

TENURE - Freehold

ARTHUR WHEELER
ESTATE AGENTS