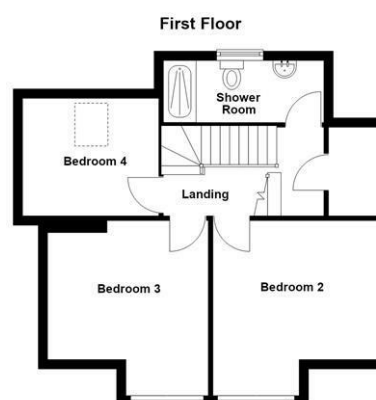
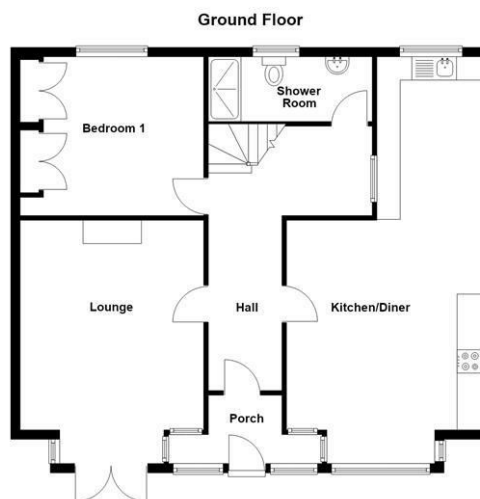
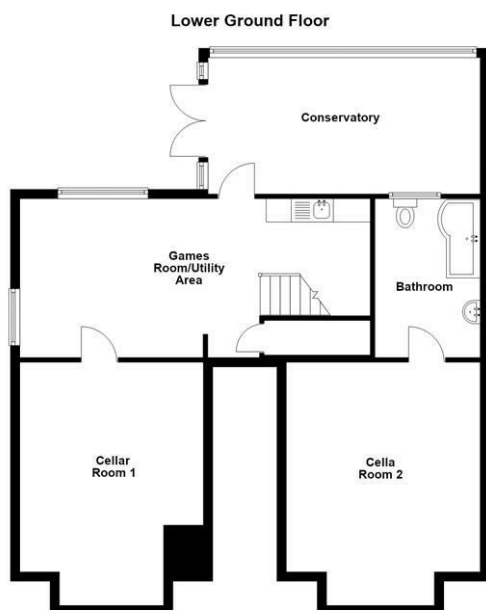




Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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- DETACHED RESIDENCE • FOUR BEDROOMS • THREE BATHROOMS • OVER THREE STOREYS • SPACIOUS AND FLEXIBLE ACCOMMODATION • FRONT & REAR GARDENS • DIRECT ACCESS TO CLIFF PATH • SEA VIEWS • MULTIPLE CAR PARKING

A substantial older-style detached House being well located in an enviable position on the cliff top between the twin seaside resort towns of Shanklin and Sandown. The property is situated in a quiet area, yet offers easy access to the nearby Tesco convenience store, railway station and the bus services. Also within the nearby area are the Medical Centre, Heights Leisure facility and the local Secondary School.

The spacious accommodation is arranged over three storeys and benefits from; gas-fired central heating, replacement uPVC double-glazed windows, flexible accommodation, gardens to the front and the rear and multiple-car parking. There is also direct access onto the cliff path, and the property enjoys some sea views towards the English Channel from the first floor.

To fully appreciate this good-sized home, we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

With stairs to first floor

LOUNGE 14'8 max plus bay area x 12'11 (4.47m max plus bay area x 3.94m)

KITCHEN/DINER 26'3 max x 12'11 reducing to 7'5 (8.00m max x 3.94m reducing to 2.26m)

With integrated-units comprising; dishwasher, fridge & freezer. Built in hob & oven with extractor over.

BEDROOM ONE 10'6 exclusive of wardrobes x 11'1 (3.20m exclusive of wardrobes x 3.38m)

SHOWER ROOM

With double width shower cubicle, basin and WC.

Stairs to

FIRST FLOOR

BEDROOM TWO 12'3 max x 11'7 (3.73m max x 3.53m)

BEDROOM THREE 12'3 max x 11'3 max (3.73m max x 3.43m max)

BEDROOM FOUR 8'3 x 9'7 exclusive of recess (2.51m x 2.92m exclusive of recess)

SHOWER ROOM

With double width shower cubicle, basin and WC.

Stairs from Ground Floor to

LOWER GROUND FLOOR

GAMES/UTILITY AREA 22'11 max x 11'1 max (6.99m max x 3.38m max)

BATHROOM

With P-shaped bath, basin and WC.

CONSERVATORY 18'6 x 9'7 (5.64m x 2.92m)

With cupboard housing Valliant gas-fired boiler.

There are 2 basement rooms ideal for storage measuring 12'6 max x 14'9 max and 14'9 max x 13'

OUTSIDE

The front garden is mainly laid to lawn with established borders and a decked area. Gate providing direct access to cliff path walk. Rear garden, part laid to lawn and patio with shed/workshop measuring approximately 18'6 x 9'5 with power and lighting. Car park area providing space for 6/7 cars.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band E

