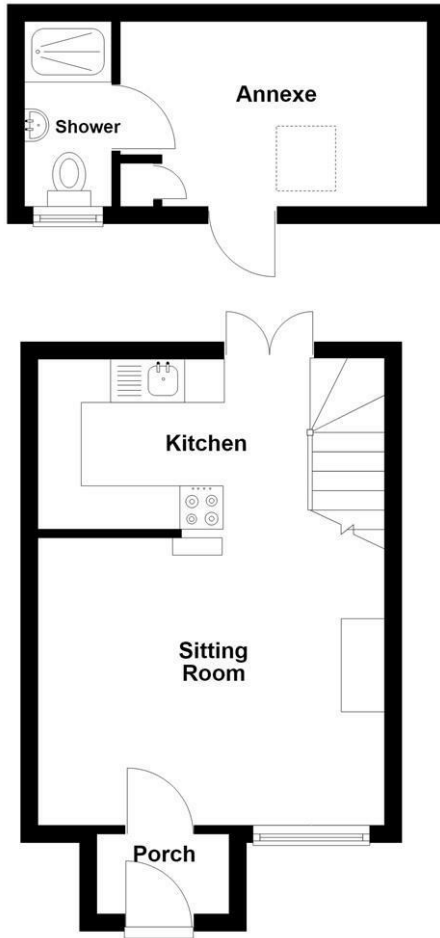
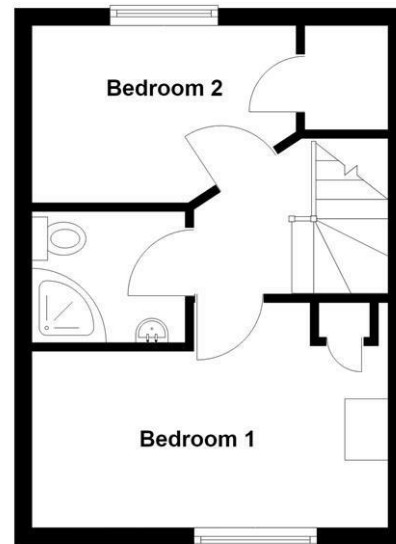


Ground Floor



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	63	72
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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- **OLDER STYLE MID TERRACE COTTAGE** • **TWO BEDROOMS** • **SMALL ANNEXE WITH SHOWER AREA** • **GAS CH** • **UPVC DOUBLE GLAZED WINDOWS** • **COURTYARD STYLE GARDEN** • **CONVENIENT ACCESS TO BEACH & LOCAL AMENITIES**

A charming older style mid terraced cottage that is well situated on the Broadway close to the junction with Station Avenue and in close proximity to Sandown Train Station. Nearby there is a convenience store and easy access to the town centre, shops, transport services and the Beach/Esplanade. Also close by is the Heights Leisure facility and the Medical centre.

The well presented accommodation benefits from gas fired central heating and replacement double glazed windows. To the rear of the property there is a courtyard style garden which provides access to a small Annexe room with an en-suite shower. It comprises:

GROUND FLOOR

ENTRANCE PORCH

SITTING ROOM 13'2 max x 10'11 (4.01m max x 3.33m)

KITCHEN 13' max x 6'5 (3.96m max x 1.96m)

FIRST FLOOR

BEDROOM ONE 13'4 x 6'9 extending to 9'9 (4.06m x 2.06m extending to 2.97m)

BEDROOM TWO 10'4 max x 6' (3.15m max x 1.83m)

SHOWER ROOM

OUTSIDE

As mentioned there is a courtyard style garden to the rear which has rights of way.

SMALL ANNEXE 11'8 max x 6'3 (3.56m max x 1.91m)
with en-suite shower area

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band A

