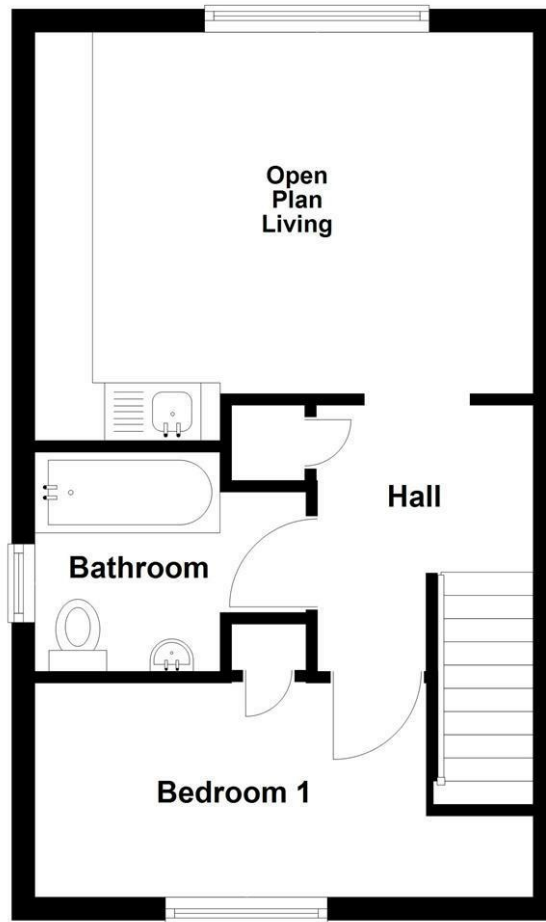


## First Floor



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		72	75
(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](mailto: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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- CHAIN FREE • ONE BEDROOM • FIRST FLOOR MAISONETTE • GAS CENTRAL HEATING • DOUBLE GLAZING • PARKING • GARDEN • IDEAL FIRST TIME PURCHASE OR BUY TO LET

A purpose built first floor maisonette being located towards the end of a cul de sac and offering easy access to a nearby convenience store/petrol station with the High Street area of the town centre and the Beach/Esplanade being a little further distant.

The accommodation, which is warmed by gas fired central heating and benefitting from uPVC double glazed windows, is offered with no onward chain and would seem ideal as a first time purchase or as a buy to let. It comprises

Entrance Door & Stairs to

#### HALL/LANDING

**LOUNGE/KITCHEN 10'0 extending to 11'0 x 14'2**

**(3.05m extending to 3.35m x 4.32m)**

With hob and oven and Viessman gas fired boiler.

**BEDROOM 11'3 exclusive of recess by 6'1 (3.43m**

**exclusive of recess by 1.85m)**

#### BATHROOM

White suite of bath, basin and WC.

#### OUTSIDE

Allocated parking space and private garden to the front. Additional communal garden area.

#### SERVICES

All mains are available.

#### TENURE

Leasehold.

#### COUNCIL TAX

Band A.





