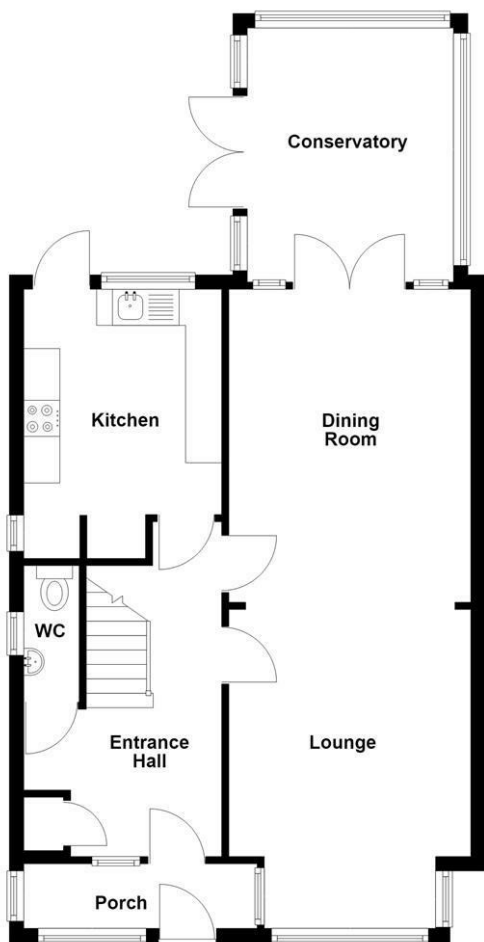
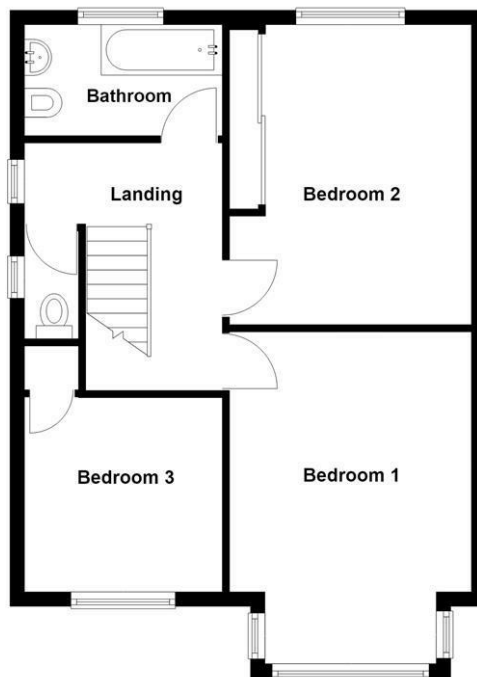


### Ground Floor



### First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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\*\*** Situated in a convenient location this 3 bedroom Detached House would seem ideal for those seeking a spacious family home. The local school and convenience store is within walking distance, with the cliff path, which in turn leads down to the sandy beaches, also within approximately one mile distance. The property benefits from gas fired central heating, spacious Lounge/Diner, Conservatory and ground floor WC. Outside there are some fantastic mature gardens which really must be seen. At the bottom of the garden is superb Log Cabin with power and light with patio area to the front. We would highly recommend a viewing of this property to appreciate the size and accommodation on offer.

#### PORCH

SERVICES - All mains available

ENTRANCE HALL 15'3 max x 9' (4.65m max x 2.74m)

COUNCIL TAX - Band D

#### SEPARATE WC

LOUNGE 14'6 into bay x 11' (4.42m into bay x 3.35m)



DINING ROOM 14'3 x 11' (4.34m x 3.35m)

KITCHEN 10'8 x 8'11 (3.25m x 2.72m)

CONSERVATORY 11'7 x 9'3 (3.53m x 2.82m)

#### FIRST FLOOR - Landing

BEDROOM 1 14'9 x 11' (4.50m x 3.35m)

BEDROOM 2 14'2 x 11' (4.32m x 3.35m)

BEDROOM 3 9' x 8'10 (2.74m x 2.69m)

BATHROOM 9' x 5' (2.74m x 1.52m)

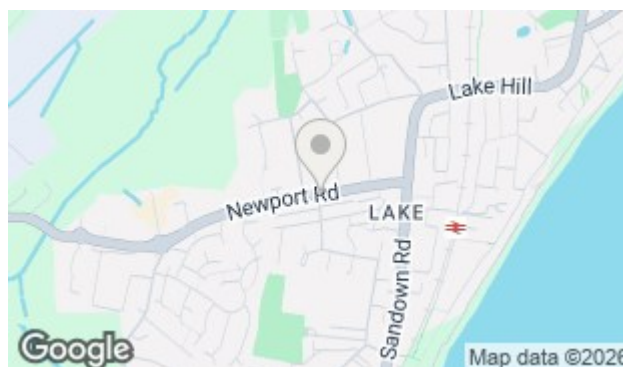
#### SEPARATE WC

#### OUTSIDE

Front: Walled front garden with a variety of mature shrubs and trees. Gated side access to:  
Rear: The rear garden has a lovely private feel with superb sitting areas around the garden. The garden is planted with mature plants, trees and flowing borders. Superb Log Cabin with power and light.

LOG CABIN 14'8 x 8'9 (4.47m x 2.67m)

Power and light



TENURE - Freehold

