

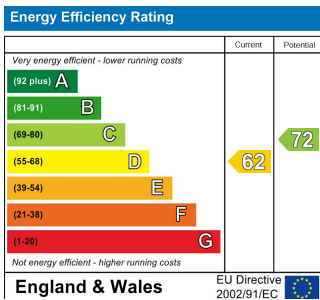
Ground Floor



First Floor



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

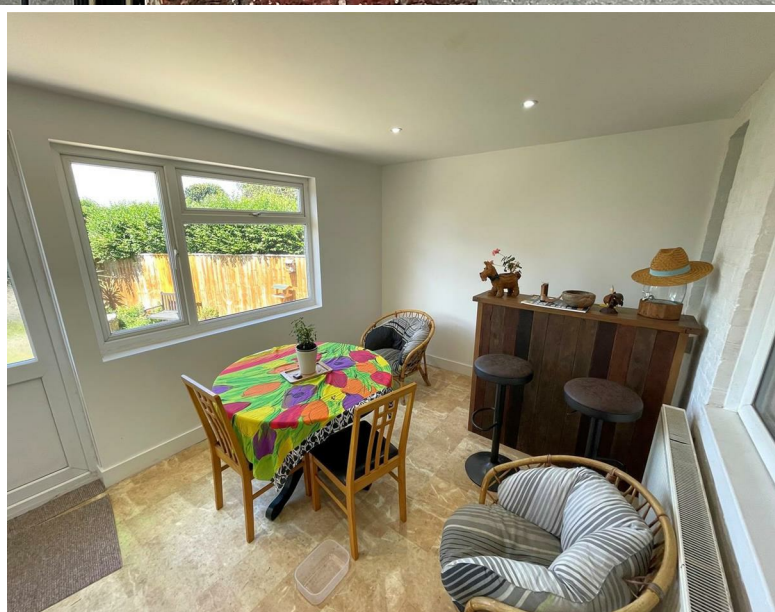
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£350,000



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- SUBSTANTIAL DETACHED HOUSE • FIVE BEDROOMS • OUTSKIRTS OF TOWN • MOSTLY DOUBLE GLAZED • BACKGROUND COUNTRYSIDE VIEWS FROM FIRST FLOOR • GARAGE • MULTIPLE PARKING • CORNER PLOT

A substantial detached House being well situated on a corner plot of Wilton Park Road & Sandown Road and offering easy access to the local convenience store and the Cliff path walk that links the towns of Shanklin and Sandown.

The accommodation, which is in need of some modernisation, benefits from uPVC double glazed windows mostly throughout. Outside there is multiple parking to the front, a single Garage and there are enclosed Gardens to the rear.

To fully appreciate the spacious accommodation and any potential it may offer to be converted into multiple units (subject to the necessary consents) we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENTRANCE LOBBY

ENTRANCE HALL

LOUNGE 14'1 max x 13'8 (4.29m max x 4.17m)

DINING AREA 16'0 x 8'9 (4.88m x 2.67m)

BEDROOM FIVE 12'7 max x 16'7 into bay (3.84m max x 5.05m into bay)

EN-SUITE SHOWER ROOM

UTILITY ROOM 10'7 x 7'8 (3.23m x 2.34m)

KITCHEN 10'11 extending to 17'1 x 12'2 (3.33m extending to 5.21m x 3.71m)

BATHROOM

White suite of bath, hand basin and WC

GARDEN ROOM 9'6 x 13'1 (2.90m x 3.99m)

Stairs leading to

FIRST FLOOR

and Landing. Airing cupboard.

BEDROOM ONE 14'1 max x 13'9 (4.29m max x 4.19m)

BEDROOM TWO 13'9 max x 16'7 into bay (4.19m max x 5.05m into bay)

BEDROOM THREE 10'0 x 10'10 (3.05m x 3.30m)

BEDROOM FOUR 10'10 x 10'3 (3.30m x 3.12m)

SHOWER ROOM

With shower, wash basin and WC

SEPERATE WC

OUTSIDE

To the front of the property there is multiple parking on a Tarmac drive and single Garage (16' x 8') with up and over door, and rear access door. Enclosed gardens to the rear with patio and pond.

NB we understand the Boiler has been de-commissioned and any prospective purchaser will need to replace the Boiler to facilitate the central heating system.

SERVICES

Mains electricity, water and drainage. Gas currently capped off.

TENURE

Freehold

COUNCIL TAX

Band E

