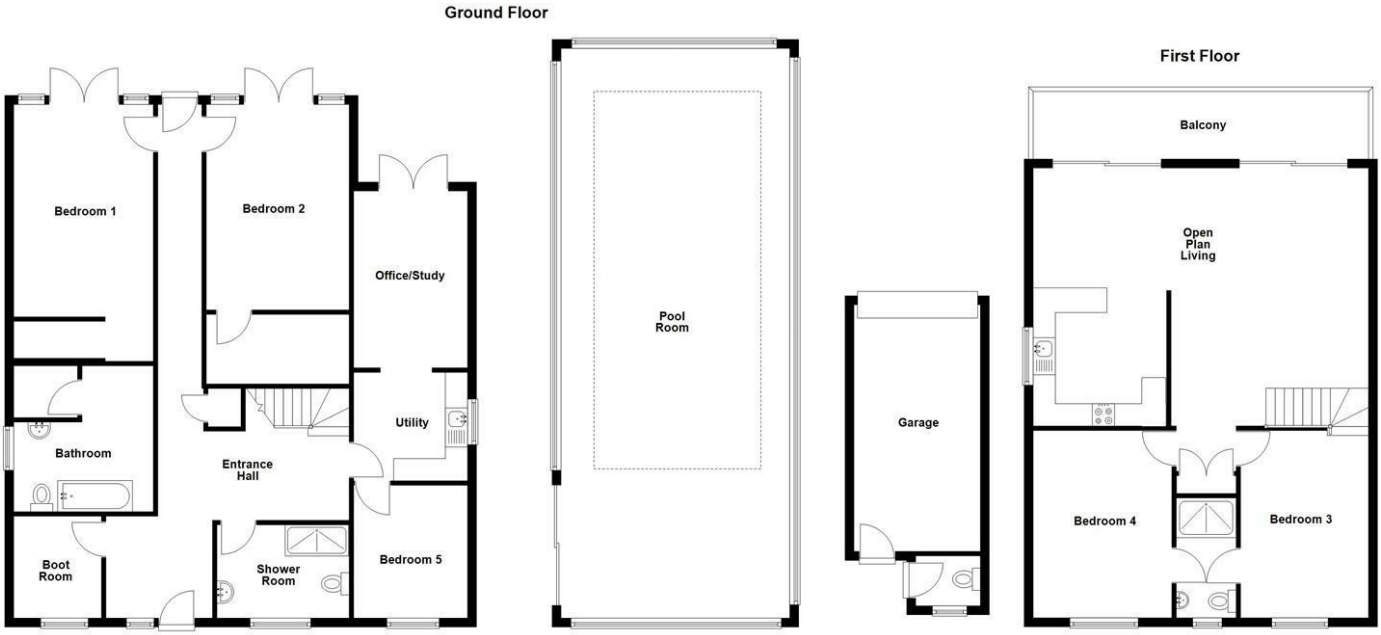
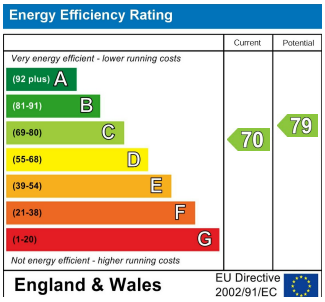


Floorplans are not to scale and for guidance only



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.

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• SUPERB DETACHED RESIDENCE • FIVE BEDROOMS • THREE BATHROOMS • 25FT COVERED BALCONY • VIEWS TOWARDS THE ENGLISH CHANNEL • SOUGHT AFTER CLIFF TOP LOCATION • WITHIN A CHARMING CUL DE SAC

A magnificent and eye catching detached house occupying a sought after and enviable cliff top location that provides easy access to miles of cliff and beach walks with a number of cafes, offering a relaxed coastal lifestyle. Within one mile of the property are the town centre shops and amenities.
The property, which is located at the end of a sought after cul de sac location has been upgraded and re-imagined by the current owners and now offers contemporary lifestyle living, which would seem to also suit multi generational living. Features include some superb sea views towards the English Channel from the first floor rear elevations, an open plan living space with a 25' covered balcony, gas fired central heating, upvc double glazing, multiple parking, a garage and an enclosed garden to the rear.
To fully appreciate this wonderful bespoke home, we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENTRANCE HALL

BOOT ROOM/BOILER ROOM 74 x 5'5 (22.56m x 1.65m)
With Glow worm gas fired Boiler and Tempest hot water cylinder.

BEDROOM ONE 10'4 x 14'11 exclusive of walk-in wardrobe area (3.15m x 4.55m exclusive of walk-in wardrobe area)
Door to

EN-SUITE BATHROOM

BEDROOM TWO 14'6 x 10'11 (4.42m x 3.33m)
With walk-in wardrobe.

OFFICE/HOME GYMNASIUM 13'0 x 7'7 (3.96m x 2.31m)

UTILITY ROOM 8'4 x 8'0 (2.54m x 2.44m)

BEDROOM FIVE 9'9 x 8'5 (2.97m x 2.57m)

SHOWER ROOM

Stairs leading to

FIRST FLOOR

OPEN PLAN LIVING AREA/KITCHEN 25'10 x 19'0 (7.87m x 5.79m)
Kitchen area with Electric Hob, double Oven and integrated Fridge Freezer and Dishwasher

BEDROOM THREE 13'9 x 10'2 (4.19m x 3.10m)

BEDROOM FOUR 13'9 x 10'1 (4.19m x 3.07m)

Doors from both Bedrooms to

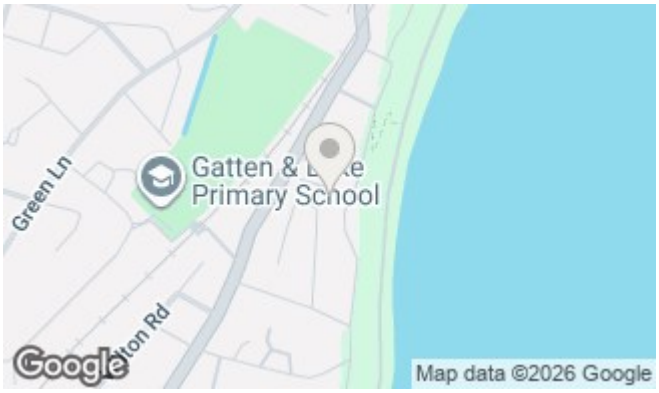
JACK & JILL SHOWER ROOM

OUTSIDE
To the front of the property there is parking for 2 cars and a single Garage (18'2 x 9'4) with WC off.
To the rear of the property there is a Pool room (42'0 x 16'10) with a sunken Swimming Pool that is not currently in use.
The remainder of the Garden is laid to Patio and Lawn with gate providing access to the Cliff path walk.

SERVICES
All mains are available

TENURE
Freehold

COUNCIL TAX
Band E



ARTHUR WHEELER
ESTATE AGENTS









