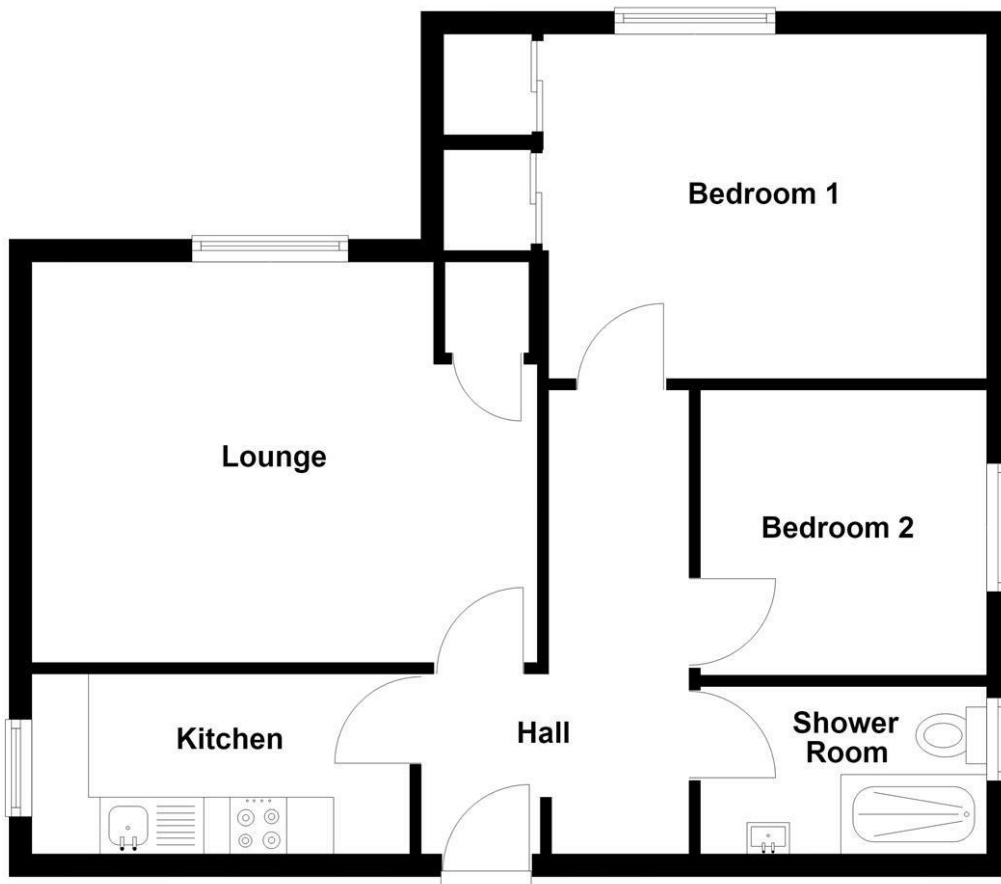


First Floor



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	73	77
(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

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

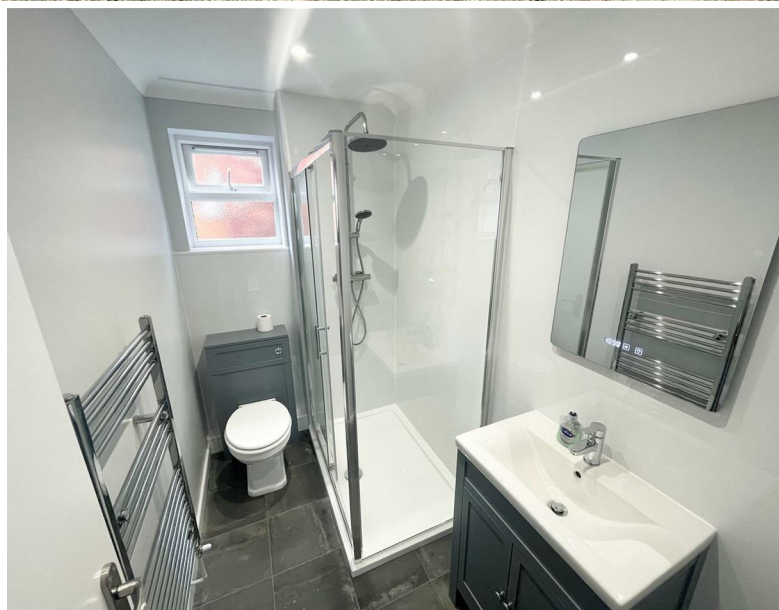
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



4 TUDOR LODGE
21 BEACHFIELD ROAD
SANDOWN
PO36 8LT

£139,950



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www.arthur-wheeler.co.uk



• CHAIN FREE • FIRST FLOOR FLAT • TWO BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • RECENTLY UPGRADED • CLOSE TO TOWN AND BEACH • ALLOCATED PARKING

A first floor flat which is well located towards the outskirts of Sandown town centre and offering convenient access to the local shops, amenities and the sandy Beach/Esplanade. Also in close proximity is the Heights Leisure facility and the Medical centre.

The property has recently undergone a refurbishment program and benefits include gas fired central heating (with a new Boiler), replacement uPVC double glazed windows, a security entry system and new floor coverings.

Outside there is an allocated car parking space.

The property is offered with no onward chain and to fully appreciate the accommodation, we would recommend an internal viewing. It comprises:

COMMUNAL ENTRANCE

With feature stairs to First Floor

Flat front door to

ENTRANCE HALL

KITCHEN 10'11 x 5'2 (3.33m x 1.57m)

LOUNGE 7'7 x 14'8 max (2.31m x 4.47m max)

With cupboard housing Valliant gas fired boiler.

BEDROOM ONE 11'1 exclusive of wardrobes x 10'1 (3.38m exclusive of wardrobes x 3.07m)

BEDROOM TWO 8'3 x 8'1 (2.51m x 2.46m)

SHOWER ROOM

OUTSIDE

Allocated parking for one car

SERVICES

All mains are available

TENURE

Leasehold - with 826 years remaining from a 999 year lease granted in 1853. We understand the current service charge is £80 per month that includes a share of the Buildings Insurance premium. The Ground Rent per annum is £6.

COUNCIL TAX

Band B

