



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 |  |         |           |
| England & Wales                             |  | 75      | 81        |
| 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.

LOVE  WHERE YOU LIVE

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BRAEVIEW  
NEWPORT ROAD  
APSE HEATH  
PO36 0JR

£325,000



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- LOVELY COUNTRYSIDE VIEWS • 4 BEDROOMS MASTER EN-SUITE • INTEGRAL GARAGE & PARKING • MATURE GARDENS • KITCHEN/DINER • UPSIDE DOWN LIVING

Braeview is a beautifully presented and spacious detached house constructed we believe circa 2005. The property belies its first appearance and offers deceptively spacious 4 bedroom accommodation and is cleverly designed in an “upside down” format so as to make the most of the far reaching country views from the main living accommodation.

Apse Heath is a small hamlet situated about two miles inland from the coastal resort of Sandown and is about eight miles from the county town of Newport. Opposite and immediately adjacent to the rear of the property are many miles of lovely open countryside over which the house has some lovely views and also many miles of excellent foot and bridle paths leading to many parts of the Island. The area is served by a regular bus service and there is a good convenience store about a 200 yard walk from the house.

In our opinion the property is offered for sale in a good tasteful decorative condition with accommodation that has been improved and upgraded in recent years and features uPVC framed double glazed windows and full gas fired central heating. We feel that this property would make an ideal family home.

#### ENTRANCE HALL

**BEDROOM 2** 13'8 x 9'5 (4.17m x 2.87m)

**BEDROOM 3** 9'3 into recess reducing to 7'1 x 10'4  
(2.82m into recess reducing to 2.16m x 3.15m)

**BEDROOM 4** 9'8 x 7'1 (2.95m x 2.16m)

**BATHROOM** 6'10 x 5'4 (2.08m x 1.63m)

#### FIRST FLOOR - LANDING

With stairs to Attic Room

**LOUNGE** 13'8 x 10'8 max (4.17m x 3.25m max)  
With lovely distant countryside views

**KITCHEN/DINER** 20'5 x 8'1 max (6.22m x 2.46m max)  
Door off to rear garden

#### UTILITY CUPBOARD

**BEDROOM 1** 14'3 x 8'7 (4.34m x 2.62m)  
Lovely countryside views

#### EN-SUITE SHOWER ROOM

**ATTIC ROOM** 22'9 x 7'9 (6.93m x 2.36m)  
Reduced head height

#### OUTSIDE

At the front of the property is a block paved driveway and hardstanding with space for 3-4 vehicles leading to:

**INTEGRAL GARAGE** 18' x 8'4 (5.47m x 2.56m) with up and over door, light and power. UPVC framed double glazed door to rear garden. Wall hung combination boiler supplying central heating and hot water.

The rear garden is terraced and enclosed by wooden fencing with brick terraced flower borders, top lawn area and semi paved and slate patio area. From the rear garden are views over the fields and countryside immediately to the rear of the property.

**TENURE** - Freehold

**COUNCIL TAX** - Band D

**SERVICES** - All mains available





