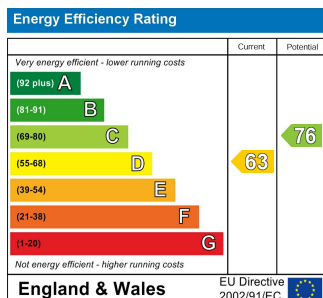




Floorplans are not to scale and for guidance only



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

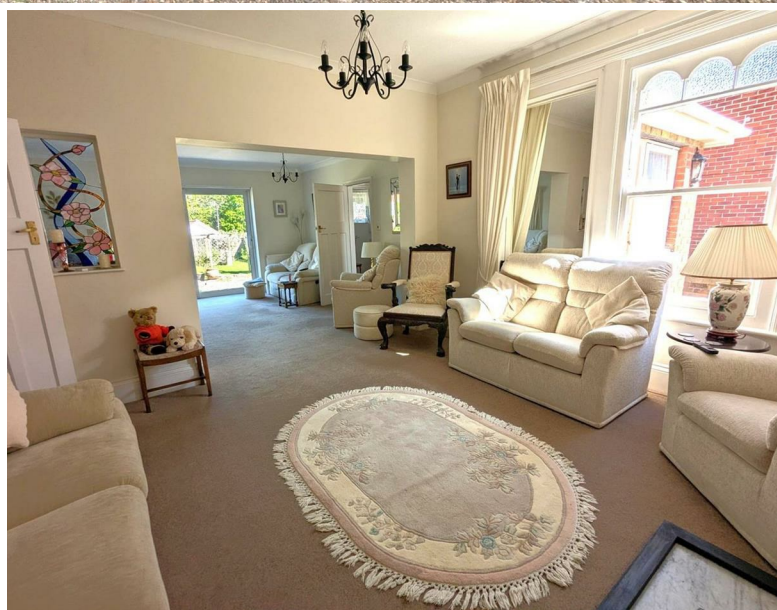
46 REGENT STREET
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• CHAIN FREE • FOUR/FIVE BEDROOMS • TWO BATHROOMS • ANNEXE POTENTIAL • AMPLE PARKING • GOOD SIZED TOWN GARDEN • SPACIOUS ACCOMMODATION • SUPER DOUBLE FRONTED DETACHED RESIDENCE

A superb double fronted detached residence retaining many original features and offering spacious and flexible accommodation for a family and with Annexe potential for either a family member or as an additional income (subject to any necessary consents). Features include gas fired central heating, multiple car parking and a good sized garden to the rear. The property is well situated, being close to the shops, amenities and also nearby is the local Bowls Club. A little further distant is the Esplanade and Beach. The property is now being offered for sale after 60 years due to our clients retirement plans and is offered with no onward chain. It comprises:

FRONT VERANDAH 24'10 max x 4'11 max (7.57m max x 1.50m max)

ENTRANCE HALL 27'0 x 7'0 max (8.23m x 2.13m max)

DINING ROOM 14'7 x 13'2 max (4.45m x 4.01m max)

LOUNGE 13'3 max x 14'5 (4.04m max x 4.39m)

SITTING ROOM 13'1 x 15'2 (3.99m x 4.62m)

ANNEXE KITCHENETTE 7'0 x 11'0 (2.13m x 3.35m)

SHOWER ROOM

KITCHEN 18'6 into feature bay x 13'2 (5.64m into feature bay x 4.01m)

Electric hob with double oven and integrated refrigerator and plumbed recess for dishwasher.

BREAKFAST ROOM 13'1 x 11'4 max (3.99m x 3.45m max)

With cupboard housing Valliant gas fired boiler. Gas fired Aga which also currently supplies the hot water.

UTILITY ROOM 13'2 x 7'9 max (4.01m x 2.36m max)

With door to walk in Pantry.

SIDE PORCH 3'10 x 6'7 (1.17m x 2.01m)

SHOWER ROOM

With quadrant shower, panelled bath, wash basin and WC. Heated towel rail.

Feature staircase to

FIRST FLOOR & LANDING

BEDROOM ONE 12'10 max x 12'1 exclusive of walk in wardrobes (3.91m max x 3.68m exclusive of walk in wardrobes)

CLOAKROOM

With WC and Basin. NB: We understand there is provision plumbing for a bath.

BEDROOM TWO 13'3 max x 14'6 max (4.04m max x 4.42m max)

BEDROOM THREE 13'2 x 18'6 into bay (4.01m x 5.64m into bay)

With vanity wash basin unit and built in cupboard.

BEDROOM FOUR 9'2 max x 13'2 (2.79m max x 4.01m)

SHOWER ROOM

With good sized walk in shower and wash basin.

SEPERATE WC

OUTSIDE

To the front of the property there is ample parking. To the rear of the property there is a good sized garden being terraced with the upper level being laid to patio with good sized fish pond. The lower level being mainly laid to lawn with a feature Pergola. Outbuildings comprising good sized Greenhouse (approx 12'0 x 8'0), 2 x timber sheds and a Summerhouse/workshop (11'0 x 10'10) with power and light

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band E

