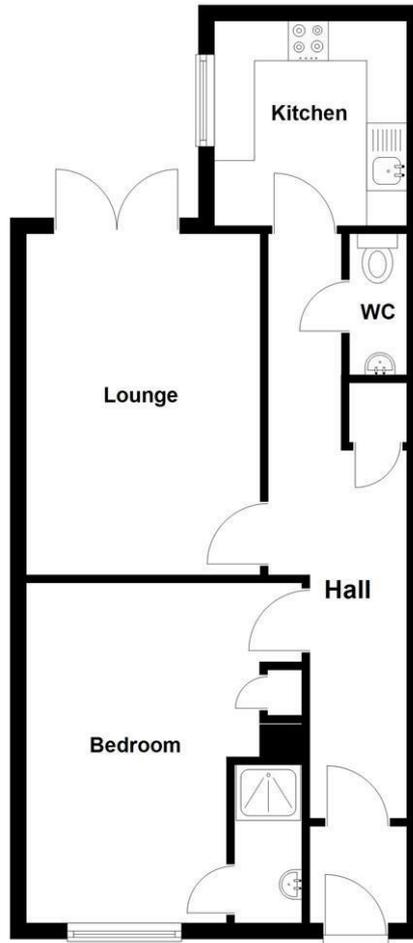


## Lower Ground Floor



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	65	76
(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](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.

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- CHAIN FREE • GROUND FLOOR GARDEN FLAT • TOWN CENTRE LOCATION • ONE BEDROOM • PRIVATE COURTYARD GARDEN • GAS CH • DOUBLE GLAZING

A ground floor garden flat being well situated on Regent Street and offering convenient access to the town centre, shops, amenities and the Railway Station. Also close by is the Co-operative store, bus terminus and the beach/esplanade.

The flat is offered with no onward chain and benefits from gas fired central heating and uPVC double glazed windows. Additionally it has it's own private courtyard Garden which can be either accessed from the side of the building or from the flat itself.

In our opinion it would seem equally suitable as either a first time purchase or as a rental investment. For information, we understand it was most recently rented for £695pcm, based on the purchase price, this would give an approximate yield of 9.25% pa. It comprises:

Steps to

#### FRONT DOOR & ENTRANCE LOBBY

#### HALLWAY

#### CLOAKROOM

With WC and basin

#### BEDROOM 8'3 exclusive of door recess x 13'8 (2.51m exclusive of door recess x 4.17m)

With en-suite electric shower cubicle, hand basin and built in cupboard.

#### SITTING ROOM 14'1 x 9'8 (4.29m x 2.95m)

With French doors to outside

#### KITCHEN 7'10 x 8'6 (2.39m x 2.59m)

With Valliant gas fired boiler

#### OUTSIDE

Private courtyard garden being on two levels

#### SERVICES

All mains are available

#### TENURE

Leasehold - 117 years left on the lease

#### COUNCIL TAX

Band A

