



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			
(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

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01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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58
SANDOWN ROAD
LAKE
PO36 9JT

£425,000



01983 868 333
www.arthur-wheeler.co.uk



- LARGE SEMI-DETACHED HOUSE • FIVE/SIX BEDROOMS • THREE WITH EN-SUITE FACILITY • SPACIOUS ACCOMMODATION • GAS CH • UPVC DOUBLE GLAZING • AMPLE PARKING • REAR GARDEN • SELF CONTAINED 2 BED ANNEXE • FLEXIBLE ACCOMMODATION

A substantial semi-detached house with a self contained annexe (58a) offering an opportunity to purchase a home with either an income or additional family members.

The spacious and flexible accommodation benefits from gas fired central heating, uPVC double glazing, 5/6 bedrooms (3 with En-suite facility), ample parking and a rear Garden. The annexe, which is situated to the rear, has 2 bedrooms.

The property is well situated between the twin resort towns of Shanklin & Sandown, there are local convenience stores within Lake being about one third mile distant. Also within the bay area are schools, a leisure centre and the Morrison & Aldi supermarkets which are about one and three quarter miles distant.

ENTRANCE LOBBY LEADING TO ENTRANCE HALL

LOUNGE 15'0 max x 19'5 into bay (4.57m max x 5.92m into bay)

BEDROOM SIX/OFFICE 13'1 max x 8'9 exclusive of recesses (3.99m max x 2.67m exclusive of recesses)

EN-SUITE SHOWER ROOM

DAY ROOM/DINING ROOM 20'0 x 11'9 (6.10m x 3.58m)

KITCHEN 14'10 max x 12'1 max l shaped (4.52m max x 3.68m max l shaped)

LOBBY AREA

with Valliant gas fired boiler and main hot water cylinder

FIRST FLOOR & SPLIT LEVEL LANDING

SEPERATE WC

BEDROOM ONE 19'5 into bay x 12'10 max (5.92m into bay x 3.91m max)

EN-SUITE SHOWER ROOM

BEDROOM TWO 13'1 max x 8'9 exclusive of recess (3.99m max x 2.67m exclusive of recess)

EN-SUITE SHOWER ROOM

BEDROOM THREE 12'2 x 9'1 (3.71m x 2.77m)

BEDROOM FOUR 8'5 x 8'4 (2.57m x 2.54m)

BATHROOM

BEDROOM FIVE 11'0 x 6'2 (3.35m x 1.88m)

ANNEXE ACCOMMODATION

LOUNGE 14'7 max x 15'4 (4.45m max x 4.67m)

KITCHEN 8'5 x 8'4 (2.57m x 2.54m)

BEDROOM ONE 11'11 x 9'11 (3.63m x 3.02m)

BEDROOM TWO 11'10 x 9'11 (3.61m x 3.02m)

BATHROOM

Annexe currently let at £825pcm inc. utilities but exc. council tax. Current tenant expressed they would like to remain but understands they may have to vacate depending on purchasers.

OUTSIDE

Tarmac driveway giving ample parking, to the rear of the property a Garden being mainly laid to lawn, with 2 sheds, 1 unexamined and the other measuring 17'6 x 11'5.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

58 - Band E

58a - Band A

