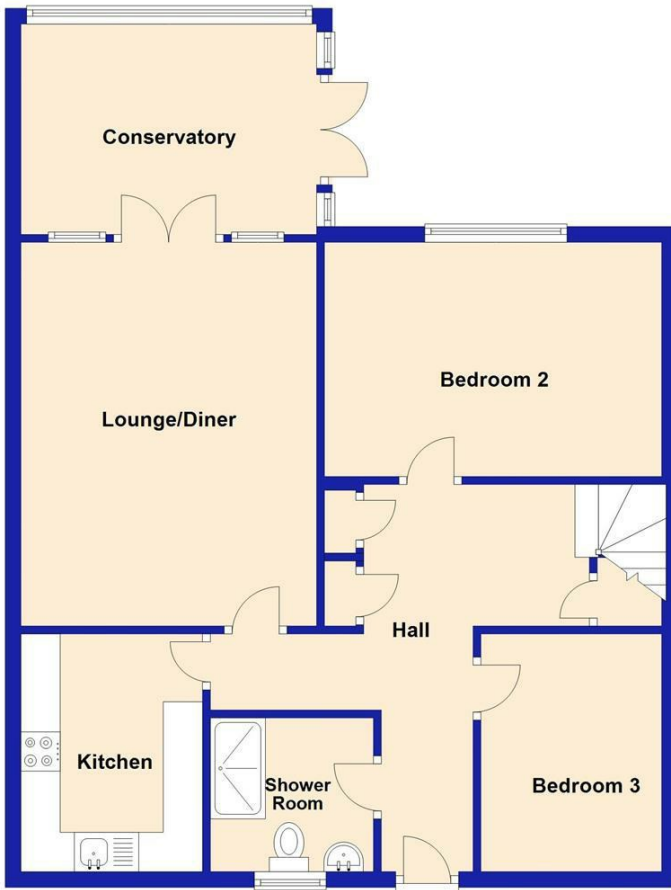
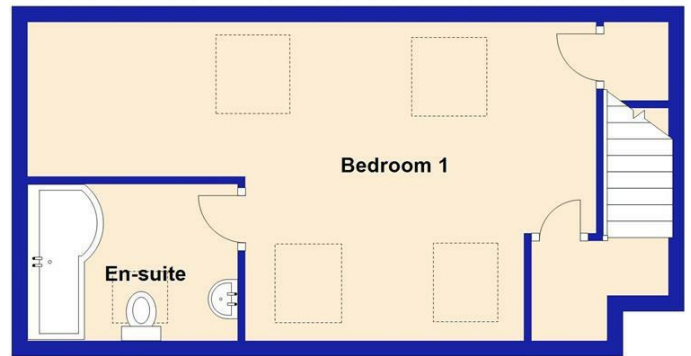


## Ground Floor



## 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	85
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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- 3 BEDROOMS & 2 BATHROOMS • SEMI-DETACHED CHALET BUNGALOW • POPULAR CUL-DE-SAC • CLOSE TO TOWN & BEACH • GARAGE & COURTYARD GARDEN • CONSERVATORY

An attractive three bedroom semi-detached chalet bungalow situated in a popular cul-de-sac just off the main Town of Shanklin. Close by are main bus routes and a local store as well as popular Schools which are also close by. Shanklin, with its many amenities, is around 3/4 of mile as are the beautiful sandy beaches and esplanade walks.

The Bungalow benefits from Lounge, modern Kitchen, Conservatory, Shower Room and two Bedrooms on the ground floor and a fabulous master Bedroom with En-suite Bathroom on the first floor. Outside the property has a driveway providing parking for one car leading to a Garage and a lovely enclosed courtyard Garden. The well designed accommodation benefits from gas fired central heating and is uPVC double glazed throughout.

To really appreciate the size of the accommodation on offer we would recommend an internal viewing which comprises:-

#### ENTRANCE HALL

**LOUNGE 16' x 12'4 (4.88m x 3.76m)**

**CONSERVATORY 12' x 8'9 (3.66m x 2.67m)**

**KITCHEN 9'11 x 7'11 (3.02m x 2.41m)**

**BEDROOM 2 14'7 x 9'9**

**BEDROOM 3 7'10 x 7'8 (2.39m x 2.34m)**

#### SHOWER ROOM

#### FIRST FLOOR

**BEDROOM 1 23'10 x 13' max (7.26m x 3.96m max)**

#### EN-SUITE BATHROOM

#### OUTSIDE

To the front there is an open plan garden which is mainly laid to artificial lawn. Open plan side garden which is well stocked with mature planting. Rear courtyard garden fully enclosed and laid to patio.

**GARAGE 18'6 x 9'9 (5.64m x 2.97m)**

Power and light. uPVC double glazed door to courtyard garden.

**TENURE - Freehold**

**SERVICES - All mains available**

**COUNCIL TAX - Band C**

**\*Furniture available by negotiation\***

