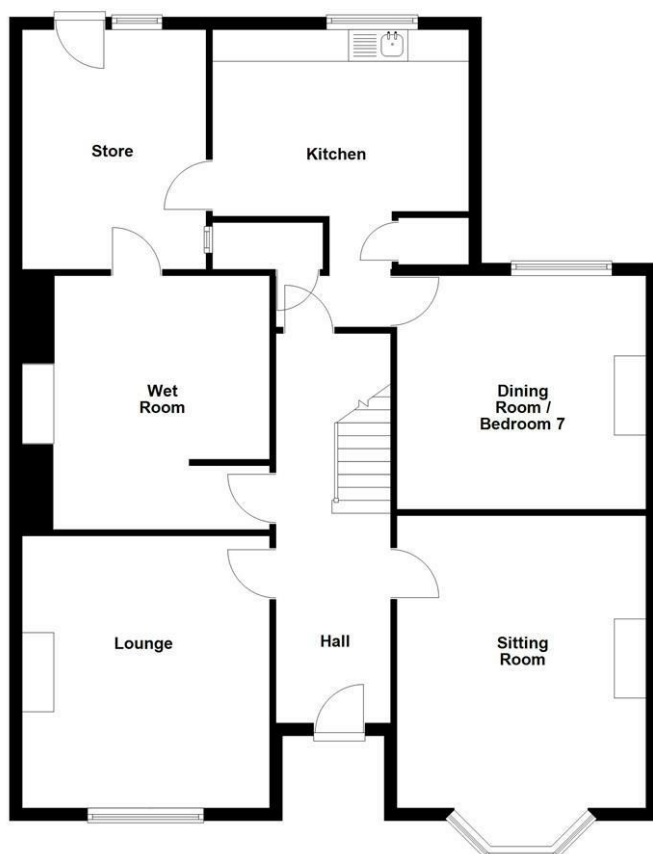
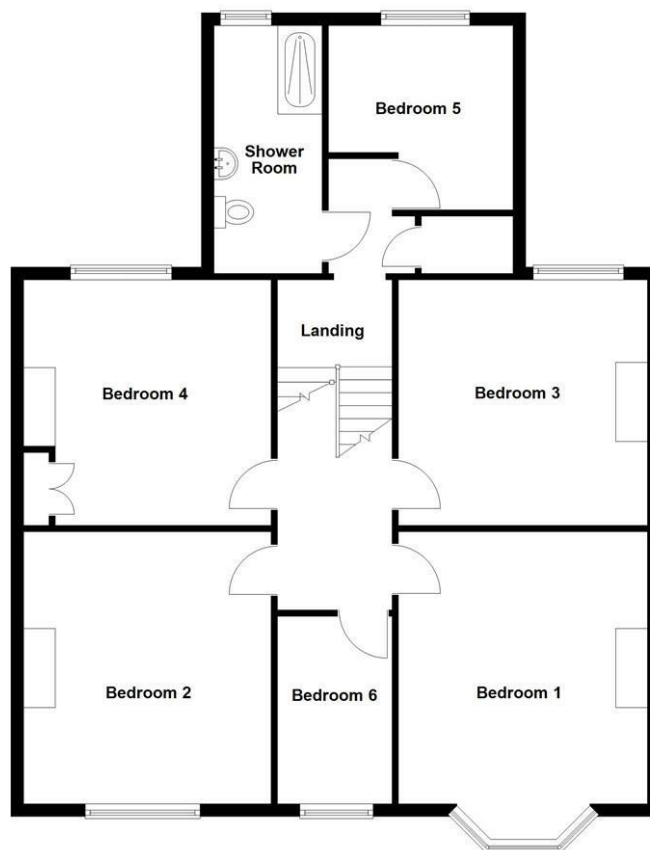


Ground Floor



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		
		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

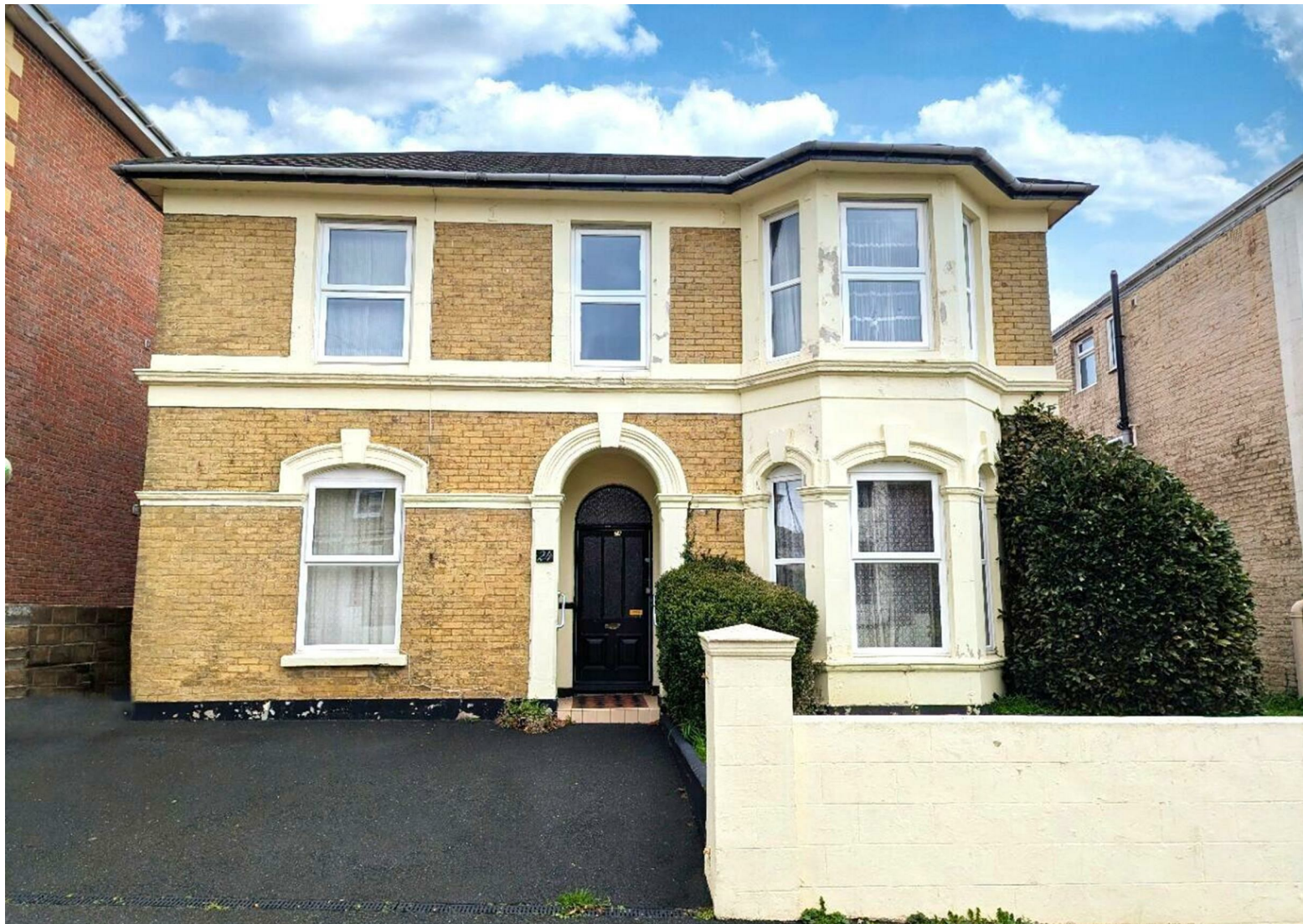
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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• CHAIN FREE • DETACHED HOUSE • FLEXIBLE ACCOMMODATION • IN NEED OF
REFURBISHMENT • CLOSE PROXIMITY TO TOWN CENTRE • 7 BEDROOMS • PARKING & GARDEN

A substantial detached house being well located on the outskirts of the town centre and offering convenient access to the shops, local amenities, transport links and to the Beach/Esplanade.

By modern day standards the spacious and flexible accommodation is in need of refurbishment and modernisation and we feel this is reflected in the asking price.

Benefits include car parking, rear garden and part replacement uPVC double glazed windows. The property is offered with no onward chain and we would recommend an internal viewing to appreciate the potential this property offers. It comprises:

ENTRANCE HALL

SITTING ROOM 12'11 max x 17'2 into bay (3.94m max x 5.23m into bay)

LOUNGE 12'10 x 14'1 (3.91m x 4.29m)

DINING ROOM/BEDROOM 7 12'0 x 12'11 max (3.66m x 3.94m max)

WET ROOM 11'3 x 11'8 (3.43m x 3.56m)

With door leading to

STORE ROOM 12'10 x 9'6 (3.91m x 2.90m)

With door to Outside

KITCHEN 12'5 x 7'4 (3.78m x 2.24m)

Stairs leading to

FIRST FLOOR & LANDING

BEDROOM 1 13'0 x 17'1 into bay (3.96m x 5.21m into bay)

BEDROOM 2 13'10 x 12'10 (4.22m x 3.91m)

BEDROOM 3 13'0 max x 12'0 (3.96m max x 3.66m)

BEDROOM 4 12'1 x 12'10 max (3.68m x 3.91m max)

BEDROOM 5 8'10 max x 7'11 max (2.69m max x 2.41m max)

BEDROOM 6/OFFICE 9'9 x 5'11 (2.97m x 1.80m)

SHOWER ROOM

OUTSIDE

To the front there is a driveway providing parking for 2-3 cars, side pathways leading to rear garden

TENURE

Freehold

SERVICES

Mains Electricity, Water & Drainage

COUNCIL TAX

Band E



