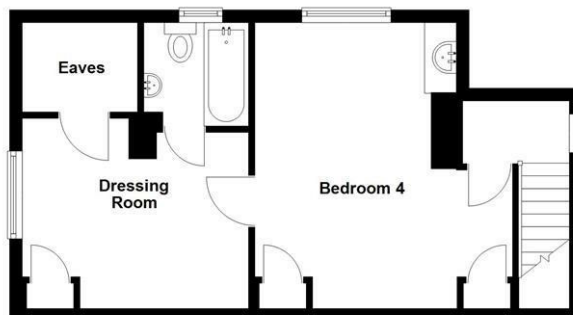


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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• **DETACHED CHALET BUNGALOW** • **FOUR BEDROOMS** • **CLOSE TO TOWN CENTRE** • **GAS CH** • **REPLACEMENT DOUBLE GLAZING** • **PARKING** • **GARAGE** • **FEATURE REAR GARDENS**

A non-estate detached Chalet Bungalow that has been extended and being well situated just off the town centre and offering convenient access to the local shops and amenities. Shanklin is a popular resort town and has the benefit of an Esplanade and sandy Beaches. The accommodation which is warmed by Gas fired central heating, benefits from replacement double glazed windows, parking for one car and a Garage. There are feature gardens to the rear of the property.

To fully appreciate this opportunity to buy such a property in close proximity to the town, we would recommend an internal viewing. It comprises:

#### **GROUND FLOOR**

Recessed entrance with front door leading to

#### **CLOAKROOM**

With WC & Basin

#### **HALLWAY**

**LOUNGE 12'0 max x 12'0 max (3.66m max x 3.66m max)**

With stairs leading to first floor

**BEDROOM TWO 10'10 x 11'3 (3.30m x 3.43m)**

With basin

**BEDROOM THREE 9'2 x 9'5 exclusive of recess (2.79m x 2.87m exclusive of recess)**

**BEDROOM ONE 14'2 max x 11'0 (4.32m max x 3.35m)**

Sliding door to garden

#### **EN-SUITE SHOWER ROOM**

With quadrant shower, basin and WC. Storage cupboard.

**DINING AREA 11'3 x 10'6 (3.43m x 3.20m)**

With gas fire with back boiler, opening to

**KITCHEN 15'1 x 7'0 (4.60m x 2.13m)**

As mentioned, stairs from the Lounge to

#### **FIRST FLOOR**

**BEDROOM FOUR 13'4 reducing to 10'6 x 14'9 max (4.06m reducing to 3.20m x 4.50m max)**

With basin. Door leading to

**DRESSING AREA 11'4 x 9'10 (3.45m x 3.00m)**

With door to

#### **BATHROOM**

With bath, basin and WC.

#### **OUTSIDE**

To the front there is an easy to manage garden which is mainly laid to lawn, a parking space for one car that leads to a single Garage (24'2 x 9'6) which is currently sub-divided. Power and light.

To the rear of the property there are some super gardens being mainly laid to lawn with a Greenhouse and 2 X Workshops/Sheds (measuring 9'4 x 7'6 & 6' x 10').

#### **SERVICES**

All mains are available

#### **TENURE**

Freehold

#### **COUNCIL TAX**

Band E

