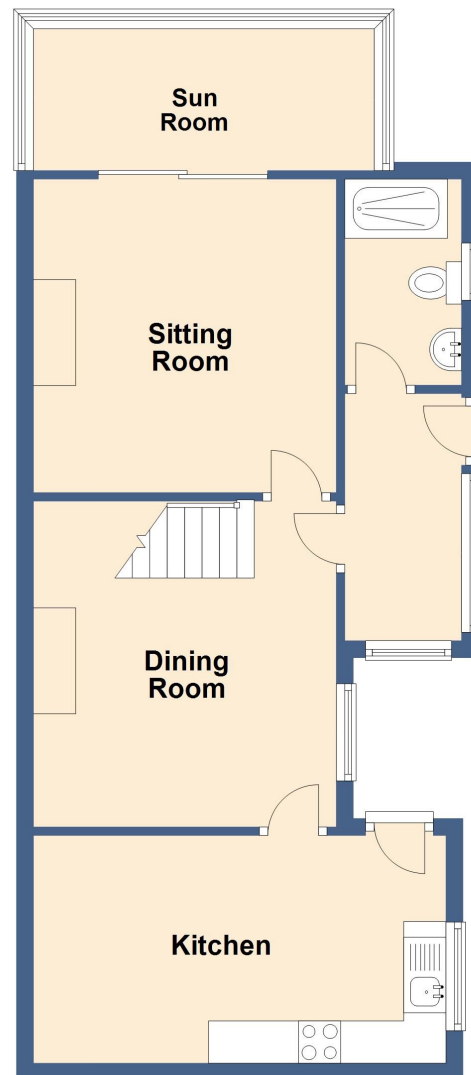
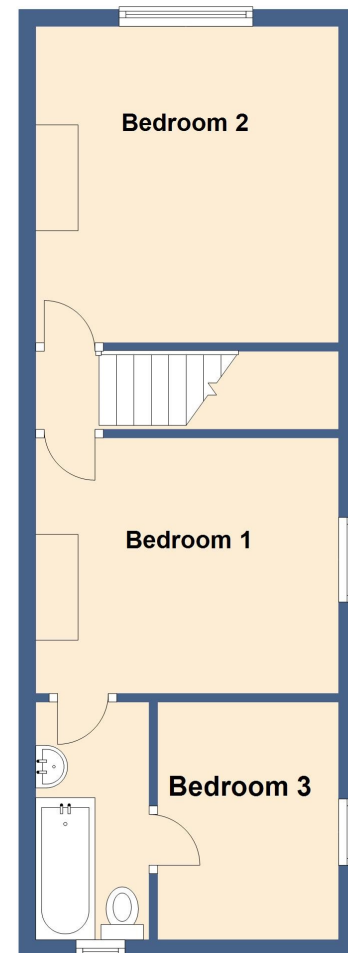


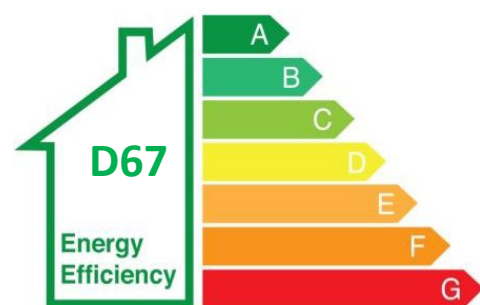
Ground Floor



First Floor



Floorplans are not to scale and for guidance only



These particulars are issued on the strict understanding that all negotiations are conducted through Arthur Wheeler. 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 purchaser. If there is anything of special importance, please contact the office and we will clarify this information.

MORTGAGE ADVICE

We recommend This is Prome LTD for all your mortgage and protection needs.

This is Prome will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. This is Prome offers a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emilydavies@thisisprome.com

This is Prome Limited is an appointed representative of The On-Line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 30 Warren Avenue, Portsmouth, PO4 8PU.

Your home may be repossessed if you do not keep up repayments on your mortgage.



The Value of Experience

46 Regent Street ■ Shanklin ■ Isle of Wight ■ PO37 7AA
Telephone: 01983 868 333 ■ Email: sales@arthur-wheeler.co.uk ■ Email: lettings@arthur-wheeler.co.uk



105 Leeson Road, upper Bonchurch, near Ventnor, Isle of Wight, PO38 1PU

£350,000



01983 868 333

■ **www.arthur-wheeler.co.uk** ■

An older style end of Terrace House offering much charm and character and being well located in an elevated position that enjoys some super sea views of the English Channel from the front elevations and the garden. The main Towns of Ventnor and Shanklin are approximately 1 mile and 2 1/2 miles respectively.

The comfortable accommodation benefits from gas fired central heating and replacement uPVC double glazed windows and would seem equally suitable for either permanent living or as a second home/holiday let.

To fully appreciate the property we would recommend an internal viewing. It comprises:

Glazed panel replacement front door to:

ENTRANCE PORCH 9’7 x 4’6 (2.92m x 1.39m) with quarry tiled floor and glazed panel inner front door and further door from entrance porch leading to:

SHOWER ROOM with tiled shower cubicle with Galaxy electric shower unit with rail and curtain. Vanity wash basin unit with mixer tap and low flush WC. Tiled walls. Ceiling spotlights, Velux window and strip light/shaver point.

SITTING ROOM 12’2 x 11’9 max (3.71m x 3.59m) a cosy reception room with radiator and feature fireplace with mantelpiece and hearth with log burner. TV point. Wall lights. Glazed sliding double doors to:

SUN ROOM 13’3 x 5’5 (4.04m x 1.69m) with a southerly aspect and super views over the English Channel.

DINING ROOM 12’8 max x 11’11 max (3.87m x 3.63m) with radiator, feature fireplace and hearth with provision for log burner. Feature recess display area with concealed lighting. Glazed door to:

KITCHEN 16’ x 8’10 (4.89m x 2.69m) with single drainer sink unit with one and a half bowls inset in tile top worktops with range of pine wall and base units comprising drawers and cupboards under and wall cabinets over. Hotpoint four plate ceramic hob with electric oven under. Plumbed recess for washing machine and space for large fridge freezer. Further worktop unit with drawers and cupboards under, plate rack. Recess ceiling spotlights and radiator. Cupboard housing Vaillant gas fired boiler supplying domestic hot water and central heating. Glazed panel door to outside.

Stairs leading to:

FIRST FLOOR ceiling hatch to roof space.

BEDROOM TWO 12’1 x 11’7 max (3.69m x 3.53m) with radiator and again superb views of the English Channel. Ornate fireplace and cupboard over stairs.

BEDROOM ONE 11’10 max x 9’11 (3.60m x 3.02m) with radiator and ornate fireplace. Doors leading to Bedroom three and Bathroom.

BEDROOM THREE 9’3 x 8’10 (2.82m x 2.70m) with radiator and glazed door leading to:

BATHROOM with white suite comprising Bath with tiled panels, vanity wash basin unit with mixer tap and low flush WC. Ceiling hatch to roof space. Tiled walls.

OUTSIDE gate and steps leading to the property and to the side there is an enclosed Garden which is part laid as a circular patio and a variety of shrubbery. Wooden wendy house. Two substantial timber storage sheds/ workshops measuring approximately 15’ x 8’10 with power and light with external wood store area and 17’6 x 9’9 with light. Lovely veranda area which can be accessed externally or via the Kitchen.

As from the front elevations of the House the Garden enjoys some stunning views of the English Channel.

SERVICES Mains electricity, gas and water . Drainage via septic tank.

TENURE Freehold (to be confirmed)

COUNCIL TAX Band C. Can be confirmed by the Isle of Wight Council (01983 823901).





