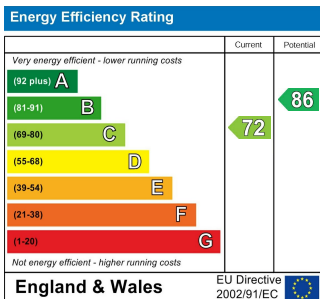




Floorplans are not to scale and for guidance only



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

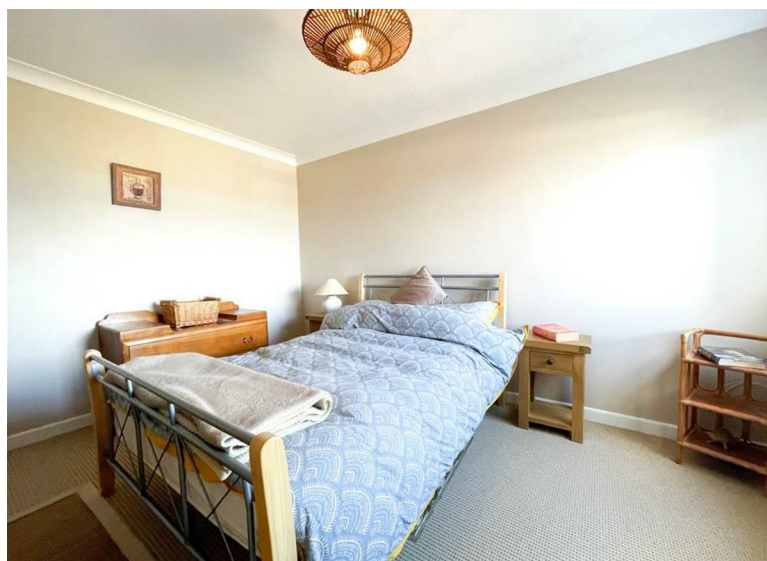
46 REGENT STREET
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01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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GLAZED PANELLED REPLACEMENT FRONT DOOR TO:

ENTRANCE HALL

BEDROOM THREE 12'9 x 10'2 (3.89m x 3.10m)

STAIRS LEADING TO FIRST FLOOR & LANIDNG

LOUNGE/DINER 18'3 x 10'11 (5.56m x 3.33m)

KITCHEN 10'11 7'10 (3.33m 2.39m)

BEDROOM ONE 12'11 x 9'10 (3.94m x 3.00m)

BATHROOM/WC

BEDROOM TWO 9'8 x 8'8 (2.95m x 2.64m)

SINGLE GARAGE 18'7 x 8'9 18'7 x 8'9 (exclusive of store area) (5.66m x 2.67m)

OUTSIDE

To the front of the property there is a concrete hard-standing providing parking for 3/4 cars. To the rear of the property there is a terrace garden with the lower level being laid to patio with wooden summer chalet with raised gravel borders. Partly enclosed by glass panels with additional fold down wind-breakers. Gate and steps leading to upper deck which is laid to timber decking and enjoys some far reaching views over the roof tops toward Sandown Bay, Culver Cliff and the English Channel and beyond. Metal shed. Steps and path to the front of the property.

SERVICES

All mains are available.

TENURE

Freehold (To be confirmed)

ISLE OF WIGHT COUNCIL TAX

Council Tax Band C (can be confirmed on the Government website)

