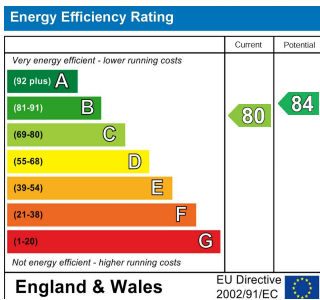


Floorplans are not to scale and for guidance only



### 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

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ISLE OF WIGHT  
PO37 7AA

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SALES@ARTHUR-WHEELER.CO.UK  
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- EDWARDIAN TOWN HOUSE • MANY ORIGINAL FEATURES • LOVINGLY RESTORED • MATURE GARDENS • WALKING DISTANCE TO BEACH • 5 BEDROOMS

#### DOUBLE GLAZED ENTRANCE DOOR

#### ENTRANCE PORCH

#### ENTRANCE HALL

#### DINING ROOM 18'7 x 13'9 (5.66m x 4.19m)

#### KITCHEN/DINER 14'10 x 13'9 (4.52m x 4.19m)

#### UTILITY ROOM

#### SHOWER ROOM

#### DRAWING ROOM 18'7 x 13'9 (5.66m x 4.19m)

#### SITTING ROOM 14'11 x 13'9 (4.55m x 4.19m)

#### CONSERVATORY 19'10 x 13' (6.05m x 3.96m)

#### FIRST FLOOR & LANDING

#### BEDROOM ONE 18'6 x 13'9 (5.64m x 4.19m)

#### EN-SUITE BATHROOM

#### BEDROOM TWO 18'6 x 13'9 (5.64m x 4.19m)

#### BEDROOM THREE 14'11 x 13'9 (4.55m x 4.19m)

#### FAMILY BATHROOM

#### LAUNDRY ROOM

#### SEPARATE WC

#### SECOND FLOOR

#### BEDROOM FOUR 18'6 x 13'9 (5.64m x 4.19m)

#### BEDROOM FIVE/OFFICE 18'9 x 13'9 (5.72m x 4.19m)

#### SHOWER ROOM

#### OUTSIDE

To the front of the property is mainly laid to gravel and is enclosed by low brick walling. Off Road Parking to the front for two vehicles. To the rear the garden has a southerly aspect and is mainly laid to lawn. Raised terrace area planted with a wealth of mature trees and shrubs. Timber chalet with decked area to the front and greenhouse.

#### SERVICES

All mains are available.

#### COUNCIL TAX BAND

Council tax band E (Can be confirmed on the Government website)

#### TENURE

Freehold (To be confirmed)

