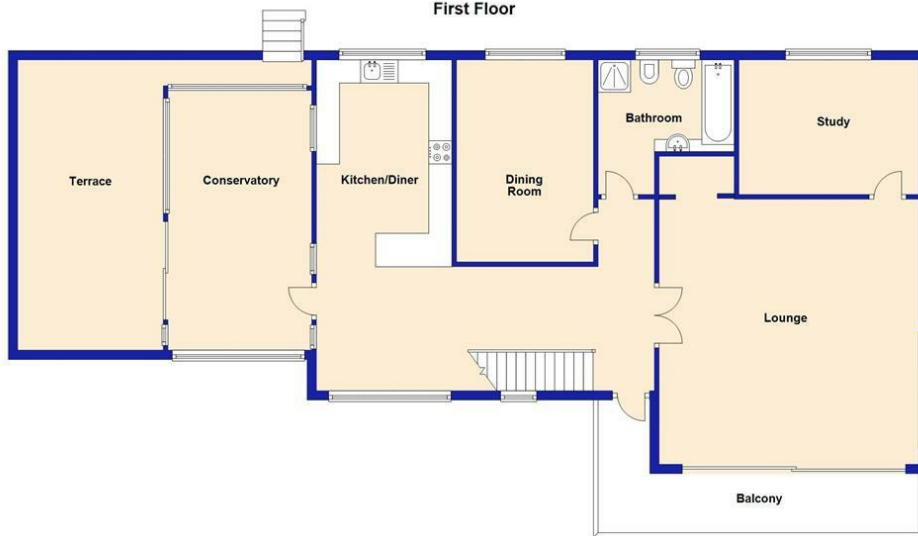


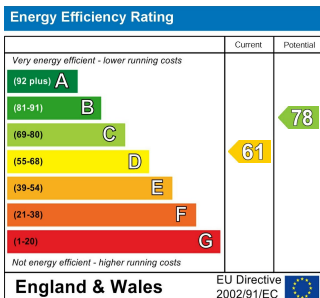
Ground Floor



First Floor



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.

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- SUPERB DETACHED RESIDENCE • STUNNING VIEWS OF THE ENGLISH CHANNEL • FOUR BEDROOMS (MASTER EN-SUITE) • WRAP AROUND BALCONY • INTEGRAL DOUBLE GARAGE • VIEW NOW!

A superb detached residence that is nestled in an elevated and sought after cul-de-sac in the beautiful St Lawrence area which enjoys many miles of lovely countryside walks and bicycle rides. The main town of Ventnor is about 2 miles distant.

The property was originally built in the 1970's but has a contemporary feel and the spacious accommodation has an "upside down" design to take advantage of the stunning sea views towards the English Channel.

Features and benefits to the spacious accommodation include; oil fired central heating, some replacement uPVC double glazed windows, 4 bedrooms (master en-suite) Lounge with wrap around balcony, roof terrace, double garage and a rear garden which is well stocked with a variety of shrubs and plants.

To fully appreciate the tranquil setting and well proportioned accommodation we would recommend an internal viewing. It comprises:

#### GLAZED FRONT DOOR TO:

#### ENCLOSED ENTRANCE PORCH

#### GROUND FLOOR

#### ENTRANCE HALL

#### MASTER BEDROOM 18'5 x 12'2 (5.61m x 3.71m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM TWO 14'4 x 9'7 (4.37m x 2.92m)

#### BEDROOM THREE 14'4 x 9'9 (4.37m x 2.97m)

#### BEDROOM FOUR 12'9 x 9'5 (3.89m x 2.87m)

#### BATHROOM/WC

#### STAIRS LEADING TO FIRST FLOOR LANDING

#### OPEN PLAN BREAKFAST AREA 9'9 x 8'9 (2.97m x 2.67m)

#### LOUNGE 19'4 x 18'6 (5.89m x 5.64m)

#### STUDY 12'9 x 9'6 (3.89m x 2.90m)

#### DINING ROOM 14'5 x 9'8 (4.39m x 2.95m)

#### BATHROOM

#### KITCHEN 14'5 x 9'9 (4.39m x 2.97m)

#### CONSERVATORY

#### ROOF TERRACE

#### OUTSIDE

To the front of the property there is an open-plan lawn with a driveway that provides ample parking and leading to: INTEGRAL GARAGE DOUBLE GARAGE 20'7 x 16'3 (6.27m x 4.95m), with remote control up & over door, power and light. Door leading to Utility Area.

Side gate and path to enclosed rear garden which is of a manageable size with a lawned area with high bank feature shrubs and vegetation with a feature miniature water fall. Side area again laid to lawn. Open store area and further gate.

#### UTILITY AREA

#### TENURE

Freehold. (To be confirmed)

#### SERVICES

Mains electricity and water. Drainage by Septic Tank.

#### COUNCIL TAX

Council Tax Band F (Can be confirmed on the Government website)

