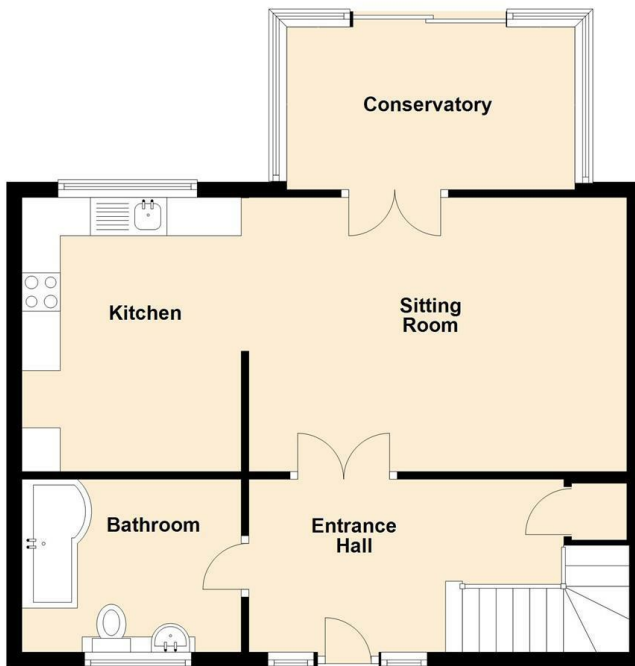


## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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- **THREE BED COTTAGE** • **HOLIDAY/SECOND HOME** • **OLD VILLAGE LOCATION** • **COUNTRY WALKS ON THE DOOR STEP** • **ALLOCATED PARKING** • **INCOME POTENTIAL**

The Coach House is a delightful attached cottage and offering three bedroom accommodation with space for 6 guests.

It forms part of the well known Upper Chine Holiday complex which was created approximately 20 plus years ago. This is an excellent opportunity to acquire a holiday/second home which can be used solely for holiday use, either for paying guests or for an owner's private use only. Indeed, the vendor has successfully holiday let the property on a commercial basis for the last few years. The property can be used for 52 weeks of the year but there is a planning restriction which means it can only be a second home and cannot be used as a primary residence.

The Upper Chine Holiday complex is situated just off the Old Village area of Shanklin and is opposite the Big Mead recreation area. The shops, restaurants, pubs and other amenities of the Old Village are only about a 300 yard walk. From the Old Village, it is only slightly further to the Esplanade and beach. Also nearby to Upper Chine is access to many miles of lovely foot and bridle paths over the countryside and Downland that surrounds Shanklin and the area. The accommodation is well planned and has a distinctive cottage style with use of mock beams and exposed stone walls. It is situated at the front of the complex overlooking the communal courtyard and Big Mead. To the rear is a conservatory and pretty private garden. The accommodation is warmed by gas fired central heating and has uPVC replacement double glazed windows and comprises:

#### **ENTRANCE HALL**

**SITTING ROOM 16'11 x 11'9 (5.16m x 3.58m)**

**CONSERVATORY 13'4 x 7'8 (4.06m x 2.34m)**

**KITCHEN/DINER 12'5 x 9'7 (3.78m x 2.92m)**

Fitted with a matching range of gloss cream base and wall units with granite effect laminate worktops over and tiled splashbacks. Stainless steel sink/drainage with mixer tap. Four gas burner hob with electric oven under and extractor over. Plumbing for washing machine. Space for fridge/freezer. Plumbing for dishwasher. Exposed stone wall. Tile effect laminate flooring. uPVC double glazed window to the rear aspect.

#### **BATHROOM**

Fitted with a three piece white suite comprising, p-shaped bath with waterfall and hand-held showers over and glass screen. Part-tiled walls. Concealed cistern low level WC. Vanity unit wash hand-basin. Extractor fan. Heated towel rail. Laminate wood effect flooring. uPVC double glazed window.

#### **FIRST FLOOR & LANDING**

**BEDROOM ONE 17'6 x 9'10 (5.33m x 3.00m)**

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

Fitted with a three piece white suite comprising, quadrant shower with water fall and hand held showers. Concealed cistern WC. Vanity wash hand-basin with storage under. Part-tiled walls. Heated towel rail. Tiled flooring and extractor fan.

**BEDROOM TWO 12' x 9'4 (3.66m x 2.84m )**

**BEDROOM THREE 9'4 x 9'1 (2.84m x 2.77m)**

#### **OUTSIDE**

To the front of the property is a communal courtyard area with chairs and table and mature shrubbery and trees. There is allocated off road parking for one vehicle, visitors spaces are also available. To the rear the garden is mainly laid to patio and shingle with mature trees and enclosed by wooden fencing. Gated access to the side. Across the pathway there is an additional parcel of land which in-turn leads down to the chine, stream. (Some owners have utilized this area to accommodate a decked area overlooking the chine.)

#### **SERVICES**

All mains are available.

#### **TENURE**

Freehold (To be confirmed)

#### **BUSINESS RATES**

To be confirmed.

