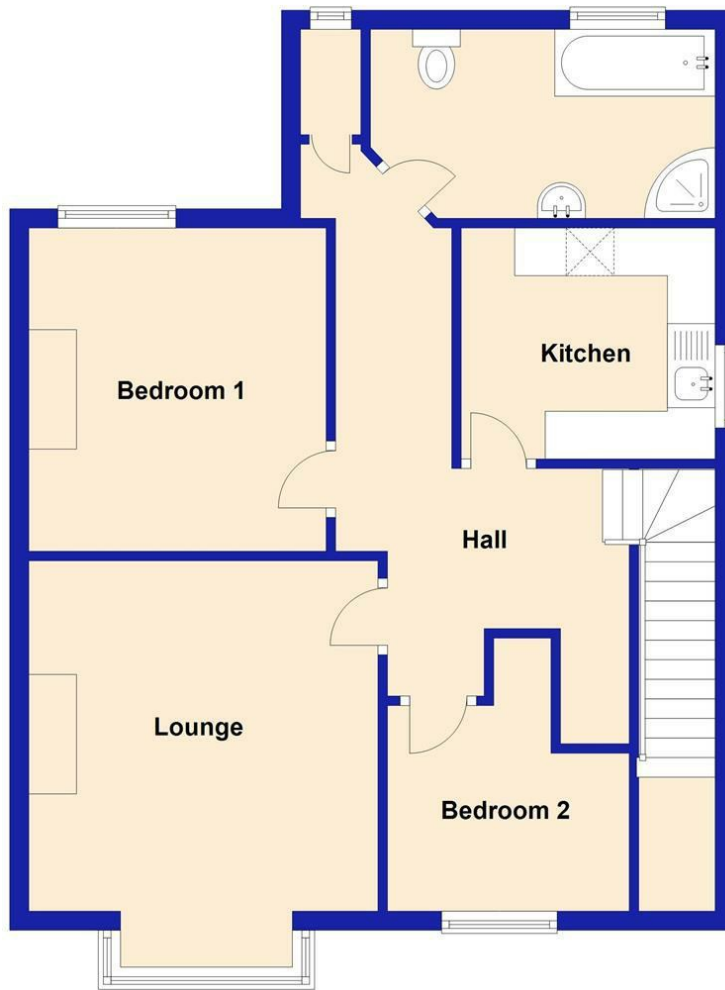
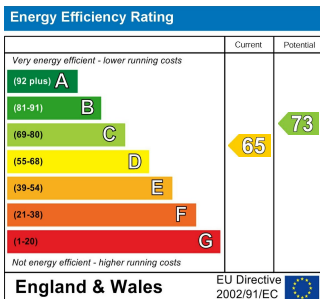


First Floor



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.

LOVE WHERE YOU LIVE

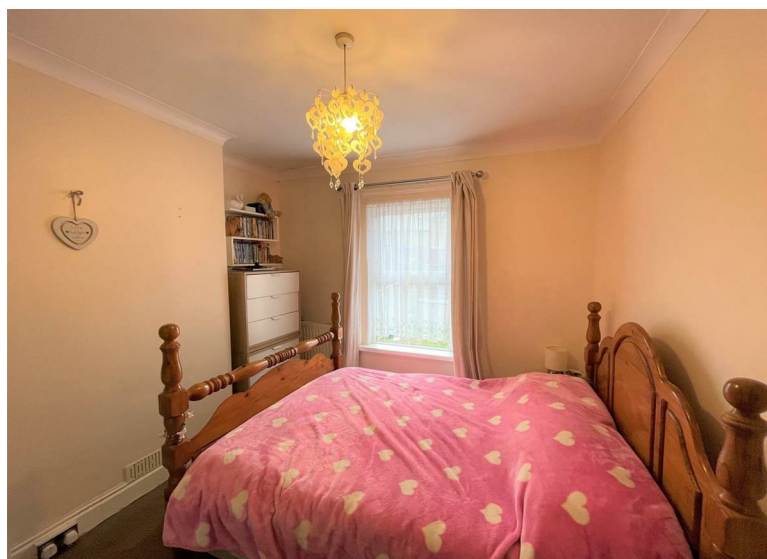
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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BROOK ROAD
SHANKLIN
PO37 7LD

£169,950



01983 868 333
www.arthur-wheeler.co.uk



- 2 BED FIRST FLOOR FLAT • GAS CH & UPVC DOUBLE GLAZING • ATTIC ROOM • ENCLOSED PRIVATE GARDEN • LOUNGE & KITCHEN • POPULAR LOCATION

A first floor self contained flat being one of two in a detached building and occupying a corner plot on Brook Road and Hyde Road. Within close proximity is the local Bowls Club and the property offers convenient access to the good selection of Town centre shops and amenities. Also close by is the Beach/Esplanade.

The property benefits from gas fired central heating, replacement uPVC double glazed windows, and Attic Room and its own Garden.

The flat would seem equally suitable as either as a rental investment or permanent living and we would recommend an early viewing.

ENTRANCE LOBBY

HALLWAY/LANDING

ATTIC ROOM 11'8 x 9'2 (3.56m x 2.79m)

LOUNGE 12'1 x 15'4 (3.68m x 4.67m)

KITCHEN 8'3 x 6 (2.51m x 1.83m)

BEDROOM ONE 11'2 max x 10'2 (3.40m max x 3.10m)

BEDROOM TWO 9'3 max x 8'4 max (2.82m max x 2.54m max)

BATHROOM/WC

SERVICES

All mains are available

TENURE

To be confirmed

COUNCIL TAX

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

