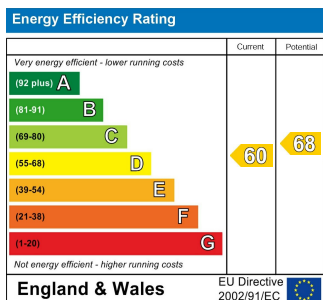




Floorplans are not to scale and for guidance only



### 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](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.

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



49C & 49D  
ST. JOHNS ROAD  
SANDOWN  
PO36 8HE

£297,500



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



#### FIRST FLOOR FLAT

Replacement uPVC side entrance door leading to stairs and hall/landing.

#### SITTING ROOM/KITCHEN 17'7 x 11'3 (5.36m x 3.43m)

Open plan design. Vailiant gas fired boiler.

#### BEDROOM ONE 11'10 x 7'4 (3.61m x 2.24m)

#### BEDROOM TWO 11'7 x 10'5 (3.53m x 3.18m)

#### BEDROOM THREE 7'6 x 7'2 (2.29m x 2.18m)

#### SHOWER ROOM

Shower cubicle, hand-basin, low level WC

#### GROUND FLOOR FLAT

Entrance door to

#### OPEN PLAN SITTING ROOM/KITCHEN 15'5 x 9'10

(4.70m x 3.00m)

Vailiant gas fired boiler

#### BEDROOM TWO 11' x 8'5 (3.35m x 2.57m)

#### INNER HALLWAY

#### BEDROOM ONE 13'7 x 7'2 (4.14m x 2.18m)

#### BATHROOM

With WC, bath and washbasin

#### ADDITIONAL FLAT (STP)

Not currently habitable but comprising of

#### ROOM ONE 12'11 x 7'8 (3.94m x 2.34m)

#### ROOM TWO 12'11 x 6'11 (3.94m x 2.11m)

#### LOBBY AREA 15'11 x 4' (4.85m x 1.22m)

#### ROOM THREE 10' x 4' approx (3.05m x 1.22m approx)

#### ROOM FOUR 7'8 x 4' approx (2.34m x 1.22m approx)

Valiant gas fired boiler

#### OUTSIDE

Driveway leading to the previously mentioned disused store/garage externally measuring: 22' x 33' (6.7m x 10m)

#### SERVICES

All mains are available

#### TENURE

Freehold (To be confirmed) The property also own the freehold to the properties 49 & 49b which were sold off on long leases.

#### COUNCIL TAX

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

