



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(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

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

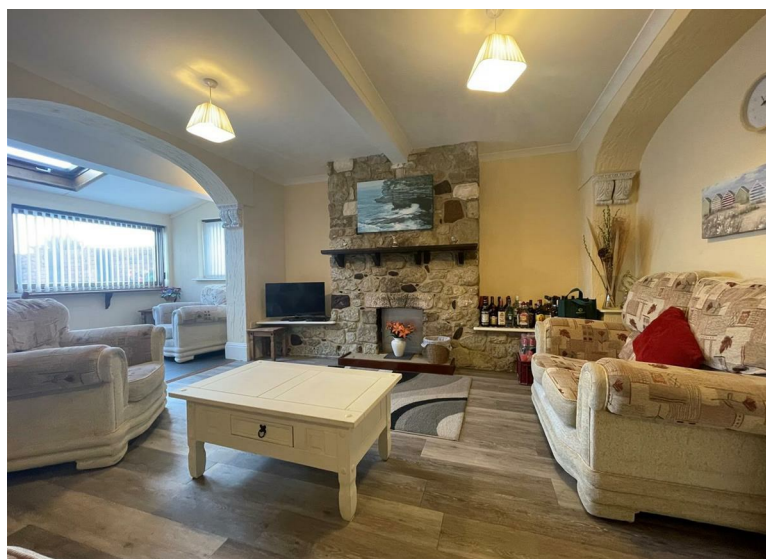
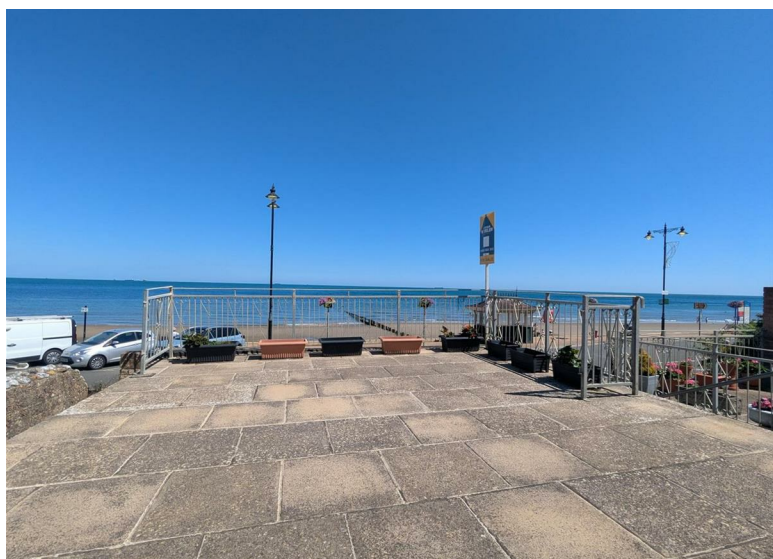
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ESPLANADE
SHANKLIN
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£785,000



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• **SUBSTANTIAL DOUBLE FRONTED RESIDENCE** • **SHANKLIN ESPLANADE WITH PARKING** • **STUNNING SEA VIEWS** • **HUGE POTENTIAL**

A substantial double fronted residence that occupies a prime location on Shanklin Esplanade, being a literal stones throw from the beach. The front terrace and front elevations enjoy some stunning sea views towards the English Channel and a short stroll to the sands. Also close by is the cliff lift (which operates during the summer months) The town centre shops and amenities and the railway station that connects to the mainland via the Ryde to Portsmouth passenger catamaran which are about 1 mile distant.

In previous times the property has been a Tea Garden and a Public House and is currently a sizeable private domestic residence. Subject to any necessary consents it would seem to offer potential for those seeking a property to split into holiday lets/AirB&B accommodation, a home with an income from a let or as a commercial hospitality venture.

The spacious accommodation should be viewed to be fully appreciated and features include, gas fired heating to the first floor, a front terrace, rear garden and a DOUBLE CAR PORT.

It is rare for properties in this locality to become available and we would advise an early viewing. It comprises:

GLAZED PANEL FRONT DOOR TO

ENTRANCE PORCH

OPEN PLAN HALLWAY/SITTING ROOM 19'5 x 21' (5.92m x 6.40m)

BEDROOM ONE 12'4 (extending to 13'9) x 20' (3.76m (extending to 4.19m) x 6.10m)

BEDROOM TWO 11'5 x 11'10 (3.48m x 3.61m)

BEDROOM THREE 12'5 x 14'10 (3.78m x 4.52m)

WC/SHOWER AREA

Comprising: two separate areas of WC's, pedestal wash basins and shower cubicles. Linen cupboard.

KITCHEN ONE 11'5 x 15'2 plus recess area (3.48m x 4.62m plus recess area)

STAIRS LEADING TO FIRST FLOOR & LANDING

KITCHEN TWO 12' x 14'9 (3.66m x 4.50m)

LOUNGE/DINER 19'9 x 28'6 exclusive of bay window (6.02m x 8.69m exclusive of bay window)

BEDROOM FOUR 12'1 x 12'9 exclusive of bay window (3.68m x 3.89m exclusive of bay window)

ENSUITE BATHROOM

Comprising panelled bath with shower over. Pedestal wash basin . Low level WC.

OFFICE 12'5 7'8 (3.78m 2.34m)

PROPOSED BATHROOM 10'6 x 6'11 (3.20m x 2.11m)

LANDING AREA

With store cupboard and boiler cupboard with floor standing boiler supplying domestic hot water and central heating. Insulated immersion heater.

STORE ROOM 11'11 x 7'5 (3.63m x 2.26m)

OUTSIDE

Covered carport measuring: 16'4 x 19'2 (4.98m x 5.84m)with security light.

Steps leading to the front of the property with enclosed terrace area overlooking the English Channel and enjoying some panoramic sea views.

Roof terrace over the carport. Door leading to covered store area measuring: 48'6 x 6'5 (14.78m x 1.96m) with further store area behind measuring: 7'5 x 8'7 (2.26m x 2.62m)

Steps leading to rear area and arranged as terracing. Access door to the First Floor accommodation.

SERVICES

All mains are available

TENURE

Freehold (To be confirmed)

COUNCIL TAX

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

