



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		70	82
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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



HILLCREST
THE HIGHWAY
LUCCOMBE
PO37 6RT

£375,000



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



Hillcrest is a quirky semi-detached 2 bedroom property which is ready for the new owner to stamp their mark. Luccombe Village is a private estate that was created in the 1920's/30's and is a mixture of properties occupying a cliff top location approximately one mile to the south of the coastal resort of Shanklin. It is extremely quiet and picturesque and this particular property stands on an elevated plot right on the edge of the estate and enjoys some stunning sea and country views which really must be seen to be believed. Close by is access to many miles of footpaths over the countryside and coastline that surround the area. We feel that this property would be ideally suited either for family living or second home use and internal inspection is thoroughly recommended to appreciate all that this property has to offer.

The accommodation is heated by gas fired central heating and has uPVC double glazed windows.

It comprises:-

ENTRANCE LOBBY

With door to rear garden.

ENTRANCE DOOR

HALLWAY

With stairs to First Floor.

DINING ROOM 10'10 x 10' (3.30m x 3.05m)

Window to rear with stunning sea views.

LOUNGE 15'11 x 12'10 (4.85m x 3.91m)

Stunning sea views. Double doors opening on to:

GARDEN ROOM 13'9 x 11'10 (4.19m x 3.61m)

With panoramic sea and downland views.

OFFICE 9'9 x 7'3 (2.97m x 2.21m)

Door to rear garden and garage.

KITCHEN 10'11 x 9'8 (3.33m x 2.95m)

Re-fitted kitchen. uPVC double doors opening onto front garden. Opening to:

UTILITY AREA 7'4 x 5'6 (2.24m x 1.68m)

BATHROOM

Fitted with three piece suite.

FIRST FLOOR & LANDING

Hatch to roof space.

BEDROOM ONE 14' x 10'9 (4.27m x 3.28m)

Window with panoramic sea & downland views.

Walkway leading through to:

DRESSING ROOM

With shelving.

BEDROOM TWO 13'2 x 8'9 (4.01m x 2.67m)

Fitted wardrobe cupboard & access to storage area.

Sea views across Sandown Bay, and the mainland beyond.

GARAGE 15'2 x 7'11 (4.62m x 2.41m)

Wall mounted Vailiant gas boiler.

OUTSIDE

To the front there is parking via a driveway leading to the garage. Front garden is mainly enclosed by fence and low brick walling and laid to artificial grass and patio. Rear garden is mainly laid to lawn with decked and patio areas. From the garden there are panoramic sea and downland views.

CHALET: 13'1 X 6'3 (3.99m x 1.91m) With power & light. uPVC double glazed windows with spectacular sea views.

SERVICES

All mains are available.

TENURE

Freehold (To be confirmed)

COUNCIL TAX

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

