

Lower Ground Floor



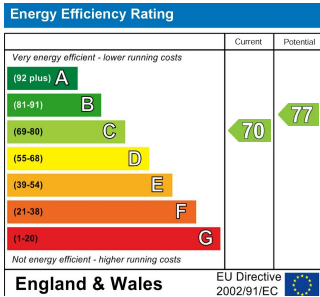
Ground Floor



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

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Your home maybe repossessed if you do not keep up payments on your mortgage.

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46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



20
GRANGE ROAD
SHANKLIN
PO37 6NN

£650,000



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



• **SUBSTANTIAL DETACHED HOUSE** • **6/7 BEDROOMS** • **5 EN-SUITES** • **ORP FOR MULTIPLE CARS** • **ANNEXE - INCOME POTENTIAL** • **PERIOD FEATURES** • **OLD VILLAGE LOCATION**

An impressive double fronted detached house, located in the heart of the picturesque Old Village location of Shanklin, nearby there are a good selection of bars and restaurants and the 'Big Mead' recreation area. A little further distant are the sedate Rylstone Gardens. The upper high street area of the town is only a short stroll away, and the many shops and amenities of Regent Street are only a little further. The property, which has the added benefit of solar panels, is on three storeys and is currently arranged as a three bedroom'd house all with en-suite facilities, with a three bedroom, two bathroom annexe for a relative. The house and garden could be very easily adapted to turn it back into one home.

The accommodation is tastefully decorated and benefits from gas fired central heating. To the outside there is an enclosed garden to the rear and a good sized car park to the right of the property.

To fully appreciate this beautiful home, we would recommend an internal viewing. It Comprises:

Ground Floor

Entrance Hall 29'10 x 6'4 (9.09m x 1.93m)

Stairs to first floor and lower ground floor, built in cupboard house Worcester Boiler. Door to garden.

Lounge / Office 13'10 max x 11'10 (4.22m max x 3.61m)

Double glazed french doors to front, fitted floor to ceiling bookshelves, fitted bookshelves with cupboard, feature fireplace

Sitting Room 13'10 x 14'9 (4.22m x 4.50m)

Double aspect double glazed windows with fitted shutters, Charnwood log burner and hearth.

Door to

Downstairs Shower Room

with low level WC, fitted sink unit, shower cubicle

Kitchen 13'10 x 12'5 (4.22m x 3.78m)

Fitted kitchen with built in dishwasher, built in oven and grill, space for range cooker. Window seat

Dining Room 13'9 x 13'11 max (4.19m x 4.24m max)

Double glazed French doors to front, feature fireplace.

Sun Room / Breakfast Room 21'1 x 10'2 (6.43m x 3.10m)

Double glazed triple aspect windows

Stairs to First Floor and Landing

Half Landing

Built in laundry cupboard Mega Flow with double glazed window to rear.

Master bedroom 18' x 13'11 (5.49m x 4.24m)

Double aspect double glazed windows to front and side.

Master en-suite 14'1 x 8'6 (4.29m x 2.59m)

with low level WC, panelled bath, shower cubicle, fitted sink unit with cupboards and tiled surface.

Bedroom Two 13'11 max x 9'4 extending to 13'7 (4.24m max x 2.84m extending to 4.14m)

Built in wardrobe, double glazed window to front.

Bedroom Two en-suite 9' x 7'7 (2.74m x 2.31m)

Burlington suite with high level WC, pedestal sink and walk in shower.

Bedroom Three 13' reducing to 8'7 x 13'11 (3.96m reducing to 2.62m x 4.24m)

Double aspect double glazed windows to side and rear, built in wardrobe.

Bedroom Three En-Suite 8'2 x 6'5 (2.49m x 1.96m)

Double glazed window to side, walk in shower, low level WC, fitted sink unit

Lower Ground Floor

Which can either be accessed from the main house or externally

Entrance Hall

Leading out to private garden with decked area and stairs to gated entrance.

Living Room 12'5 max x 13'6 (3.78m max x 4.11m)

Double glazed window to rear.

Kitchen 8'5 x 12' (2.57m x 3.66m)

Integrated electric hob, built in dishwasher. Door to store room.

Store Room 21'1 x 10'2 (6.43m x 3.10m)

housing the solar controls.

Downstairs Shower Room

with low level WC, fitted sink unit, shower cubicle.

Bedroom One (four) 13'11 x 8'8 (4.24m x 2.64m)

Double glazed double aspect windows to side and rear, door to en-suite bathroom.

En- Suite Bathroom 8'11 x 7'11 (2.72m x 2.41m)

Panelled bath, low level WC, pedestal hand wash basin, double glazed window to rear.

Bedroom Two (Five) 17'10 max x 8'1 (5.44m max x 2.46m)

Built in wardrobe, double glazed windows to side.

Bedroom Three (six) 14'1 x 8'6 (4.29m x 2.59m)

Double glazed windows to side.

Outside

To the right hand side is gravel parking for 4 cars, gate into rear garden,,L-shaped approx 31'max x 62' max , which has patio area, lawn area, patio seating area and gravel seating area with pagoda. Timber shed and Greenhouse.

Services

All mains available

Tenure

Freehold (tbc)

Council Tax

Band F (can be confirmed with the IOW Council)

