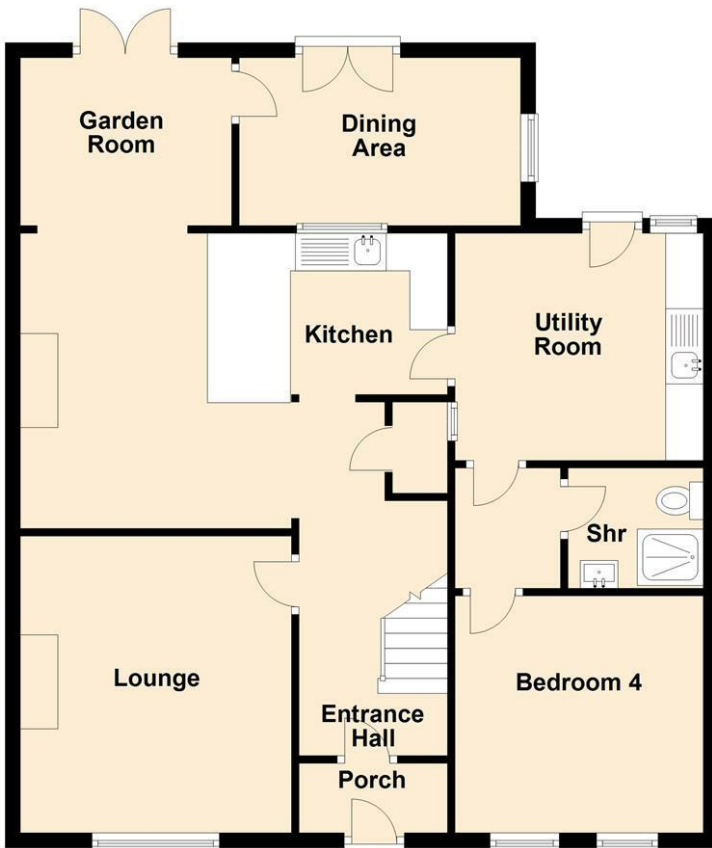
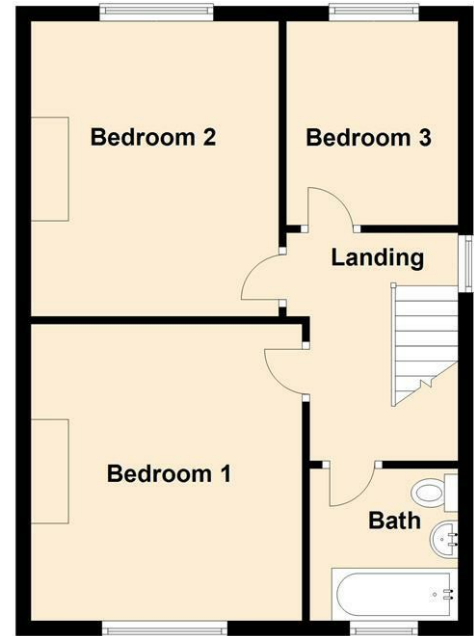


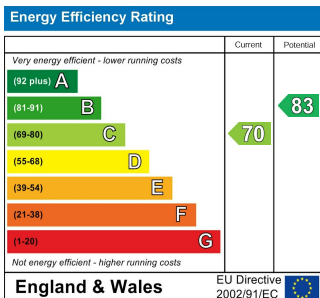
Ground Floor



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

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.

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3

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- CLOSE TO CLIFF PATH • OPEN PLANNED LIVING • 4 BEDROOMS • GOOD SIZE MATURE GARDENS • TASTEFULLY MODERNISED • UTILITY ROOM • ANNEX POTENTIAL

An interesting and unique older style and semi-detached house that occupies a "tucked away" position in a private cul-de-sac off of Ranelagh Road. Nearby there is a good Tesco convenience store being about 1/2 a mile distant and also within the area is a secondary school, the Los Altos Recreation Area, The Heights Leisure Centre and the scenic Cliff Path walk that provides access to the beach. A little further distant being about 1 mile is the town centre shops of Sandown and the Beach/Esplanade.

The deceptively spacious accommodation has been extended by the current owners and features include Gas Fired Central Heating, UPVC double glazed windows, a ground floor bedroom suite, ample parking to the front of the property and to the rear a stand out L shaped, enclosed garden.

To fully appreciate this "must see" we would recommend an internal viewing. It comprises:

Ground Floor

Enclosed Porch

leading to

Entrance Hall

Lounge 12' x 11'11 max (3.66m x 3.63m max)

Kitchen/Day Room 18'10 overall x 12'11 (5.74m overall x 3.94m)

Garden Room /Dining Area 21'6 overall x 7'4 (6.55m overall x 2.24m)

Utility Area 10'11 x 8' 11 (3.081.53m x 2.44m 3.35m)

with Glowworm Gas Fired Boiler.

Door to lobby area accessing

Shower Room

Bedroom 10'10 x 10'4 (3.30m x 3.15m)

Stairs leading to First Floor and Landing

with ceiling hatch to roof space which subject to the necessary consents would seem to offer potential to extend into the roof.

Bedroom 1 12'11 max x 11'11 (3.94m max x 3.63m)

Bedroom 2 12' x 9'7 exc (3.66m x 2.92m exc)

Bedroom 3 8'11 x 7'7 (2.72m x 2.31m)

Bathroom/WC

Outside

To the front there is a gravelled area providing ample parking. As previously mentioned, there is a feature rear garden being L-Shaped and being mainly laid to lawn with a deck area off the rear of the house, multiple storage areas and jacuzzi.

Services

All mains are available

Tenure

Freehold (tbc)

Council Tax

Band C



