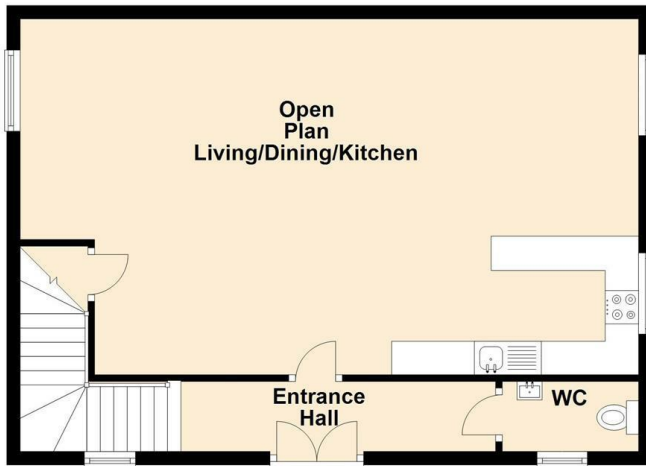
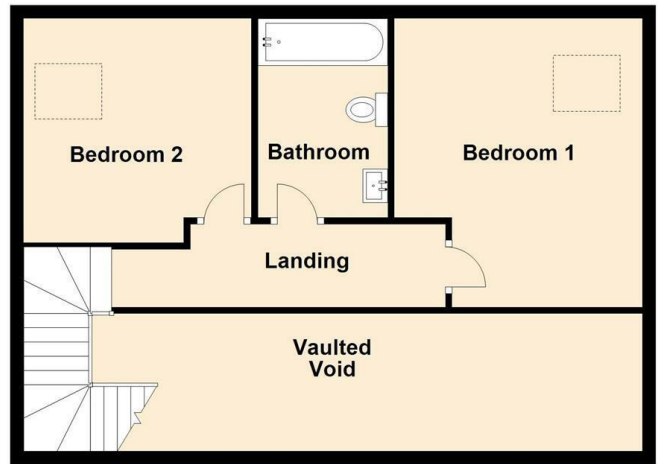


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	80	
(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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



THE OLD CHAPEL
HIGH STREET
WROXALL
PO38 3BH

£230,000



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



• SUPERB CHAPEL CONVERSION • 2 BEDROOMS • OPEN PLAN LIVING • VILLAGE ENVIRONMENT • HIGH SPECIFICATION • CHAIN FREE

***** Chain Free***** The Old Chapel forms part of the tasteful and superb conversion of a former Methodist Chapel, being one of just two units that have been created by a local reputable builder. The property has been finished to a high specification but in a sympathetic style which retains some of the original features. Benefits include gas fired central heating and the majority of the windows are the originals but with internal uPVC framed double glazed units. Additional features include oak internal doors and good quality kitchen and bathroom suites. It should be noted that the property has the 10 year ACHI warranty. The property is well situated in a village environment and there is a local convenience store nearby as are many miles of delightful countryside walks and bicycle rides. The main towns of Ventnor and Shanklin are about 2.5 and 3.5 miles distant respectively. To fully appreciate the spacious accommodation we would recommend an internal viewing. It comprises:

Feature Original Arched Double Doors

leading to

Entrance Hall

Cloakroom

with low level WC and basin and Glow Worm gas fired boiler.

Open Plan Lounge/Diner and Kitchen 30'3 x 17'6 max (9.22m x 5.33m max)

Kitchen comprising single drainer stainless steel sink unit with 1.5 bowls and swan neck mixer tap set in white granite effect worktops with matching back board and integrated units comprising refrigerator, freezer, dishwasher, recess plumbing for washing machine, electric induction hob with electric oven under and extractor unit over. Breakfast bar area. Under stairs cupboard.

Stairs leading to First Floor and Landing

with feature internal window and store area accessed from the ground floor.

Bedroom 1 14'2" max x 12'0" max (4.32m max x 3.66m max)

with Velux window

Bedroom 2 11'max x 11'2 (3.35mmax x 3.40m)

with Velux window

Bathroom/WC

with white suite comprising panelled bath with mixer tap and shower over with glazed screen, washbasin unit and WC.

Outside

Part of the area to the front and righthand side of the property is allocated to The Old Chapel and part of the side path would seem to offer a store area. Additionally there is a small Indian Grey Sandstone section to the front.

Although the property has no allocated parking there is a public car park nearby (with a max 24hr stay) and nearby road parking when available.

Services

All mains are available

Tenure

Freehold (tbc)

Council Tax

To be assessed



