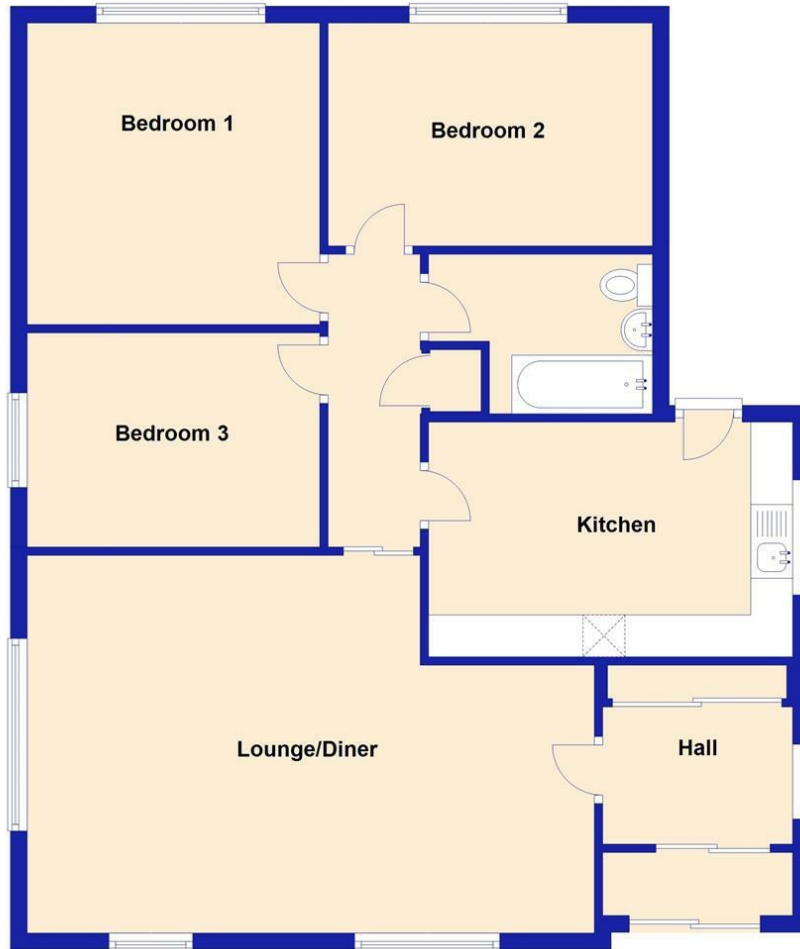


Ground Floor



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			79
(69-80) C			
(55-68) D			
(39-54) E		39	
(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.

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WROXALL
PO38 3EL

£299,000



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



A detached bungalow being well located in a semi-rural location and from the front elevation the property enjoys some super views of the surrounding countryside towards Appuldurcombe. The main town of Shanklin with its many shops and amenities is about 3.5 miles distant and there is also a bus route with nearby stops in both directions of St John's Road.

It should be noted by modern day standards that the property is in need of upgrading and modernisation but benefits from replacement UPVC framed double glazed windows and electric night storage heaters. Outside a driveway leads to a detached single garage, elevated gardens to the front and to the rear there are terrace style gardens with truly breathtaking countryside views.

To fully appreciate the potential the property offers we would recommend an early viewing. It comprises.

Enclosed Entrance Porch 8' x 4'9 (2.44m x 1.45m)

Lounge/Diner 22'2 x 14'9 reducing to 10'4 (6.76m x 4.50m reducing to 3.15m)

Inner Hallway

with airing cupboard with insulated cylinder with immersion

Kitchen 9'3 x 14'4 (2.82m x 4.37m)

Bedroom 1 11'10 x 9'11 (3.61m x 3.02m)

Bedroom 2 11'11 x 8'10 (3.63m x 2.69m)

Bedroom 3 9'11 x 8'5 (3.02m x 2.57m)

Bathroom/WC

Outside

Elevated front garden, block paved driveway leading to single Garage 9'3 x 15'10 with remote control up and over door. Outside tap. Enclosed Terrace Style gardens to the rear with patio area and backing on to open land

Services

Mains Electricity, Water and Drainage

Tenure

Freehold (tbc)

Council Tax

Band D



