

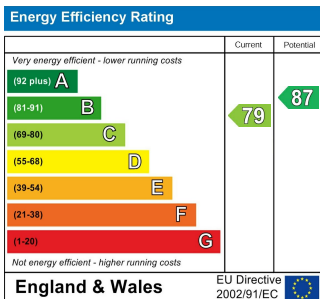
Ground Floor



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](mailto: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





2  
OLD SCHOOL MEWS  
SHANKLIN  
PO37 6FH

£495,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





- BEAUTIFUL CHARACTER PROPERTY • 3 BEDROOMS • MASTER EN SUITE • LARGE LOUNGE/DINER • COURTYARD STYLE GARDEN • ALLOCATED PARKING SPACE

A quite superb residence forming part of a development where a previous Primary School was sited which is well located towards the outskirts of the town centre, being about 1 mile from the shops and the Beach/Esplanade. Close by is the Cliff top and a convenience store.

In our opinion much thought has gone into the design of this premium home with a feature sitting room, good quality kitchen and bathroom suites, en suite to the master bedroom and some original features. Gas fired central heating and uPVC double glazed windows. Outside there is a pleasant courtyard style garden and an allocated car parking space.

To fully appreciate the well presented accommodation we would recommend an internal viewing. It comprises:

#### GROUND FLOOR

Front door leading to Entrance Hall.

#### CLOAKROOM

with low level W/C and washbasin

#### LOUNGE/DINER 27'9 x 19'4 (8.46m x 5.89m )

Superb sized reception room with feature fireplace. Door to

#### UTILITY ROOM 10'6 x 7'10 (3.20m x 2.39m)

with worktops with single drainer stainless steel sink unit, base units, wall cabinets and plumbing for washing machine. Feature double doors leading to courtyard garden area.

#### KITCHEN/BREAKFAST ROOM 14'11 x 11'4 (4.55m x 3.45m )

Accessed via steps from the lounge/diner. Comprehensively fitted with oak worktops with Belfast sink, grey faced wall and base units comprising drawers and cupboards under and wall cabinets over. Recess for Range Style cooker with tiled recess, integrated Dishwasher and Fridge/Freezer. Double doors to courtyard style garden. Stairs leading to First Floor and landing/office area 14'10 x 6'.

#### BEDROOM 1 13'11 x 9'8 exclusive of door recess (4.24m x 2.95m exclusive of door recess)

with Velux windows and feature wooden arch beams. Door to en suite shower room with quadrant shower, low level WC and washbasin. Heated towel rail and Velux window

#### BEDROOM 2 13'1 x 8'9 (3.99m x 2.67m)

with feature wooden arched beam.

#### BEDROOM 3 8'7 x 13' 1 max (2.62m x 3.96m 0.30m max)

with Velux window and walk in cupboard/dressing area.

#### BATHROOM/WC

with white suite comprising panel bath with mixer tap with shower over, pedestal washbasin and low level WC. Heated towel rail and Velux window.

#### OUTSIDE

Allocated car parking space for one car being close to the property. To the front there is an easy to maintain area and to the rear as previously mentioned there is an enclosed courtyard style garden.

#### SERVICES

All mains services are available.

#### TENURE

Freehold (TBC)

We understand the residents jointly own the communal areas of the mews and currently pay £265 PA towards the upkeep and external lighting.

#### COUNCIL TAX

Band D



