

Lower 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		
(69-80)	C		
(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

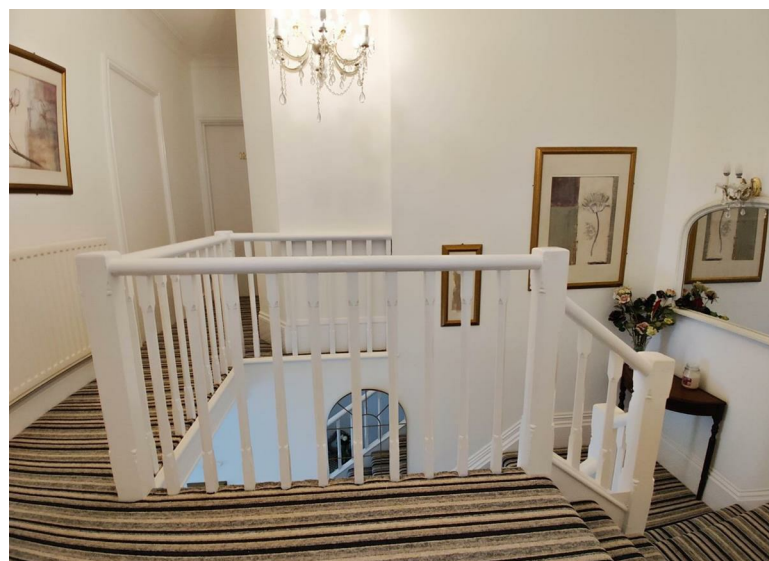
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SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



ROSEGLLEN
PALMERSTON ROAD
SHANKLIN
PO37 6AS

£475,000



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



- TOWN CENTRE LOCATION • 10 BEDROOMS • DETACHED • FLEXIBLE ACCOMODATION • THREE ADDITIONAL SUB-LET FLATS • CLOSE TO BEACHES

Full Description

FIRST FLOOR

GALLERIED LANDING with cleaning cupboard.

BEDROOM 5 - DOUBLE with EN-SUITE SHOWER WC

BEDROOM 8 - DOUBLE with EN-SUITE BATH/WC Currently Let on an AST £160.00 per week.

BEDROOM 9 - DOUBLE with EN-SUITE SHOWER WC Currently Let on an AST £130.00 per week.

BEDROOM 10 - FAMILY OF THREE with EN-SUITE SHOWER WC

BEDROOM 11 - SINGLE with EN-SUITE BATH/WC

BEDROOM 12 - FAMILY OF FOUR with EN-SUITE SHOWER WC

BEDROOM 14 - FAMILY OF THREE with EN-SUITE BATH/WC

COMMUNAL LOUNGE: with TV point.

COMMUNAL KITCHEN: with wood effect laminate worktops with white shaker style units with 2 gas hobs with extractors over, 2 electric cookers and 2 stainless steel sink units.

GROUND FLOOR

ENTRANCE HALL with stairs to first floor and door and stairs to lower ground floor.

SEPARATE WC

GUEST'S LOUNGE with Reception Counter and Office off.

BAR with fitted counter and built-in shelving.

DINING ROOM with original ceiling coving and dado rail. Separate tables and chairs with seating for 22 plus guests.

KITCHEN which is well equipped with equipment including stainless steel work tables and shelving, sink, commercial oven, hot cupboards, gas grill, shelving, fridge freezers, worktops etc. Doorway to:

WASH-UP ROOM with range of fitted worktops and shelving, sink unit, dishwasher etc. Door to:

STILL ROOM with all the tea and coffee making facilities.

BEDROOM 1 - TWIN with EN-SUITE BATHROOM WC

BEDROOM 2 - SINGLE with EN-SUITE SHOWER WC

OWNER'S BED (ROOM 3) - TWIN/DOUBLE with EN-SUITE BATHROOM

BEDROOM 4 - TWIN.DOUBLE with EN-SUITE SHOWER/WC

LOWER GROUND FLOOR

The majority of the accommodation on this level is arranged as two 1 Bedroom Flats and a Bedsit. All three units are currently let on Assured Shorthold Tenancies at rents of £150, £125, £100 per week respectively and the third unit commands a rent of £150 per week if re-let.

LAUNDRY ROOM with washing machines and dryers etc.

STORE ROOM

STAFF BEDROOM - SINGLE with EN-SUITE BATHROOM.

WORKSHOP STORE

OUTSIDE

BOILER ROOM with gas boiler supplying central heating and hot water.

FRONT PATIO TERRACE with shrubs and flower borders.

REAR GARDEN which is laid to paving and gravel with a wooden Deck Area, wooden garden furniture and a wooden Pergola.

TENURE Freehold (to be confirmed).

SERVICES All mains connected.

UNIFORM BUSINESS RATE £8,400

COUNCIL TAX BAND for Flats at the property Band A. Can be confirmed by the Isle of Wight Council (01983 823901).

EPC Rating C

VIEWING STRICTLY BY APPOINTMENT THROUGH ARTHUR WHEELER ESTATE AGENTS (01983) 868333

