

## 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			
(81-91) B			
(69-80) C			69
(55-68) D		43	
(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](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

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ISLE OF WIGHT  
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FLAT 4 INISHOWEN  
7 CLIFF ROAD  
LAKE  
PO36 8NS

£250,000



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



- SUPERB SEA VIEWS • SPACIOUS ACCOMMODATION • 2 BEDROOMS • KITCHEN/DINER • OFF ROAD PARKING • CLIFF TOP LOCATION

A superb First Floor Flat which is well located on the cliff top of Lake. Beautiful cliff path walks are on your doorstep which lead to the super sandy beaches below. The good sized and well planned accommodation benefits from Kitchen/Diner a Lounge that enjoys truly panoramic sea views over Sandown Bay from Culver Cliff to Horse Ledge and beyond, two double Bedrooms and a Bathroom with both a Shower and Bath. The property has uPVC double glazed windows throughout and is warmed by electric heating. Outside is one allocated car parking space. The property has been used by the current owners for a good number of years as a second home and we feel it would be equally suitable for either permanent living or as a holiday retreat. It is offered with no onward chain. It comprises:

**COMMUNAL ENTRANCE HALL**

With stairs to first floor

**COUNCIL TAX**

Band B

**ENTRANCE HALL**

Fitted storage cupboard

**LOUNGE 16'10 into bay x13'9 (5.13m into bay x4.19m)**

Panoramic sea views of Sandown Bay and beyond.

**KITCHEN/DINER 14'7 x 12'10 reducing to 9'9 (4.45m x 3.91m reducing to 2.97m)**

Fully integrated appliances. Panoramic Sea Views

**BEDROOM 1 12'6 x 12'2 (3.81m x 3.71m)**

**BEDROOM 2 10'8 x 9'1 (3.25m x 2.77m)**

**BATHROOM 9'9 x 9' (2.97m x 2.74m)**

Fitted with Shower, Bath, WC and Pedestal Wash Basin

**OUTSIDE**

To the right of the property is a path leading to the communal entrance door. To the rear of the property is a parking area where Flat 4 has one allocated parking space.

**TENURE**

Leasehold; Held on the balance of a 999 year lease from 1997

Service Charge: £50 per month which includes building insurance and upkeep of the communal areas.

The freehold land is retained by the flat owners each having an equal share.

**SERVICES**

Mains Electricity, Water and Drainage



