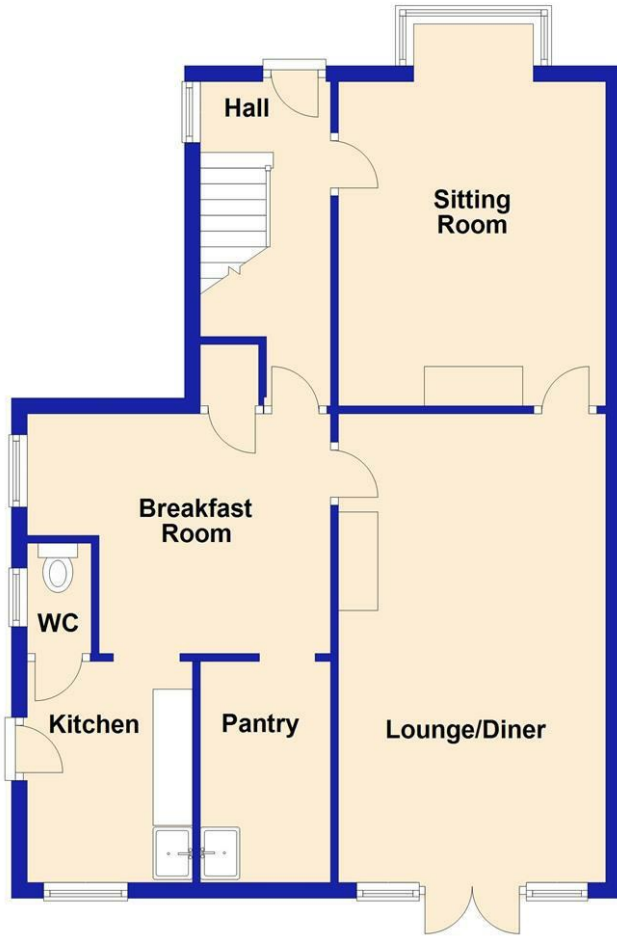


Ground Floor



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		82
(81-91)	B		
(69-80)	C	71	
(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.

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- **DETACHED HOUSE** • **FIVE BEDROOMS** • **POTENTIAL FOR OFF ROAD PARKING** • **SOUGHT AFTER LOCATION** • **REQUIRING REFURBISHMENT** • **GARDENS** • **CHAIN FREE**

***** CHAIN FREE *****A detached house originally constructed in the 1920's, The property is well situated in a sought after area with direct access to the cliff path and is about one mile from the Town Centre shops and amenities, also nearby is the Beach & Esplanade.

The property offers deceptively spacious accommodation and is warmed by gas fired central heating and has some replacement uPVC double glazing where specified. By modern day standards the house does require extensive refurbishment but we feel there is much scope and potential to create a fantastic family home. To fully appreciate the property and its location we would recommend an early viewing. It comprises:

COVERED ENTRANCE

ENTRANCE HALL

SITTING ROOM 11'2 x 15'11 (max into feature bay window) (3.40m x 4.85m (max into feature bay window))

LOUNGE/DINER 19'8 x 10'1 (5.99m x 3.07m)

BREAKFAST ROOM 10'5 x 9'8 (3.18m x 2.95m)

PANTRY 8'11 5'5 (2.72m 1.65m)

KITCHEN 7' 8'4 (2.13m 2.54m)

SEPARATE WC

STAIRS LEADING TO FIRST FLOOR & LANDING

BEDROOM ONE 13'9 x 12'3 (4.19m x 3.73m)

BEDROOM TWO 9'11 x 10' (3.02m x 3.05m)

BEDROOM THREE 8'11 9'11 (2.72m 3.02m)

WETROOM

BEDROOM FOUR 8'2 x 9' (2.49m x 2.74m)

BEDROOM FIVE 9'4 x 6'11 (2.84m x 2.11m)

SEPARATE WC

OUTSIDE

To the front there is a small garden area being laid to lawn with shrub borders with a brick wall to the front. Subject to the necessary consents required

we feel this has potential to create a parking area. To the rear of the property there is an enclosed garden which is mainly laid to lawn with well stocked and mature shrub borders. Gated side area with shed.

TENURE

Freehold (to be confirmed)

SERVICES

All mains connected.

COUNCIL TAX

Council Tax Band E (Can be confirmed on the Government website)



