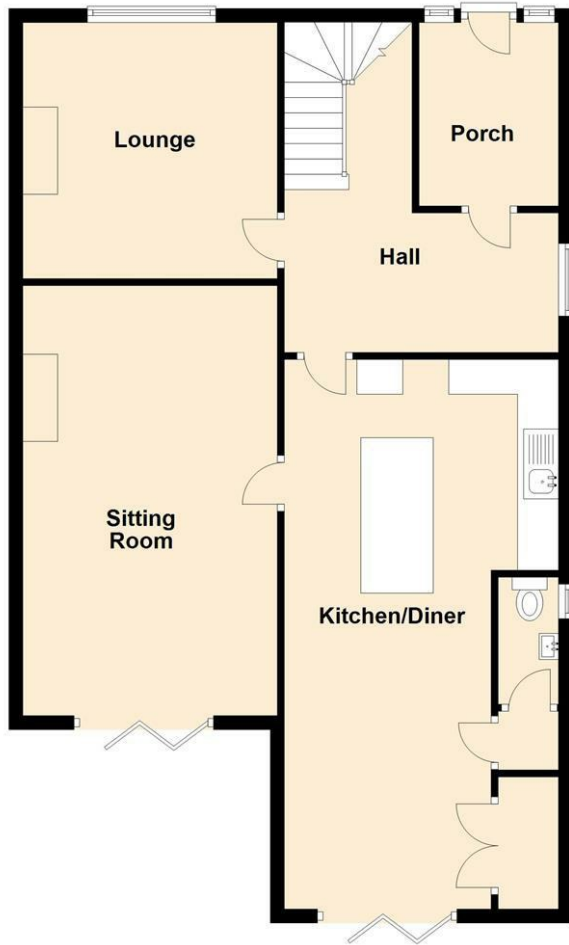
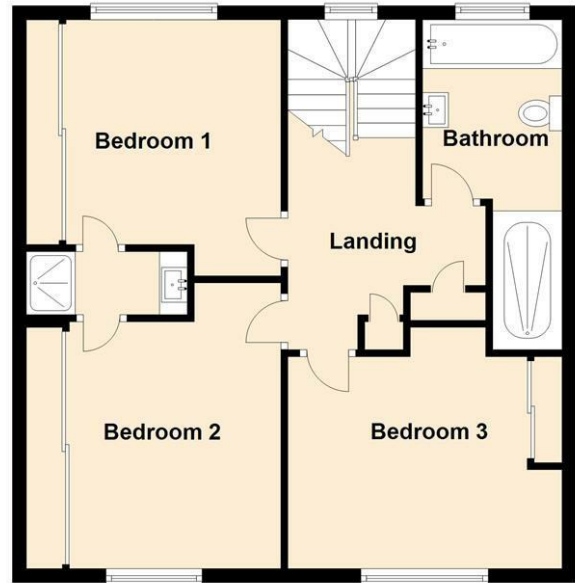


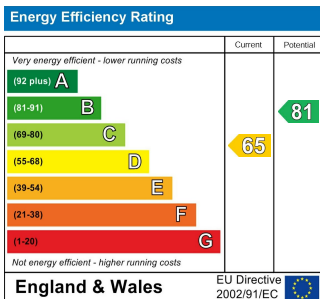
Ground Floor



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

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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PO36 9EF

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- SUPERB DETACHED HOUSE • 3/4 BEDROOMS • JACK AND JILL SHOWER ROOM • EXTENDED AND REFURBISHED • MULTIPLE PARKING • LOVELY GARDENS

A deceptively spacious detached house being well located in a popular residential area that offers convenient access to the town centre, Heights Leisure Centre, Los Altos recreation Park, the local school and the nearby 18 hole golf club.

The well presented accommodation has been extended and refurbished and features and benefits include gas fired central heating, uPVC double glazed windows, bifold doors "bringing the outside in" to the kitchen/diner and sitting room and a Jack and Jill en suite shower. Outside there are pleasant established gardens to the rear and multiple parking to the front.

To fully appreciate this superb family home we would recommend an internal viewing. It comprises:

GROUND FLOOR

Replacement front door to

ENCLOSED ENTRANCE PORCH 6'7 x 7'10 (2.01m x 2.39m)

Inner front door to

ENTRANCE HALL

LOUNGE/BEDROOM 4 12' max x 12' (3.66m max x 3.66m)

KITCHEN/DINER 23'5 overall x 12'11 reducing to 9'10 (7.14m overall x 3.94m reducing to 3.00m) with integrated units comprising refrigerator and dishwasher. Island bar with integrated freezer, cupboard housing Worcester gas fired boiler and plumbing for washing machine. Bi-fold doors leading to rear garden.

CLOAKROOM

SITTING ROOM 20' 4 x 12' max (6.10m 1.22m x 3.66m max)

with bi-fold doors to rear garden

Stairs leading to First Floor and landing.

With linen cupboard and mains pressure hot water cylinder. Ceiling hatch to roof space.

BEDROOM 1 10'5" excl of door recess x 10'0" (3.18m excl of door recess x 3.05m)

with built in wardrobes. Door to Jack and Jill shower with tiled shower cubicle with glazed door and sanitary wash basin.

BEDROOM 2 12'0" excl of door recess x 9'10" (3.66m excl of door recess x 3.00m)

with built in wardrobes.

BEDROOM 3 9'10" exc of recess x 10'11" (3.02m exc of recess x 3.35m)

with built in wardrobes.

BATHROOM/WC

with white suite comprising whirlpool bath, contemporary wash basin and low level WC. Superb walk in shower with glazed door.

OUTSIDE

As previously mentioned, there is a bloc paved driveway to the front providing multiple parking. Lean to garage/store, externally measuring 19'10 x 7'11, with up and over door and door from rear to garden.

Good sized enclosed rear garden with terraced area from the house leading on to an established lawn area and to the rear of the garden there is a timber deck seating area and summer house 14'8 x 8'8 with power points. Garden shed. Gate and side path with external power points and outside tap.

SERVICES

All mains available

TENURE

Freehold (to be confirmed)

COUNCIL TAX

Band E

