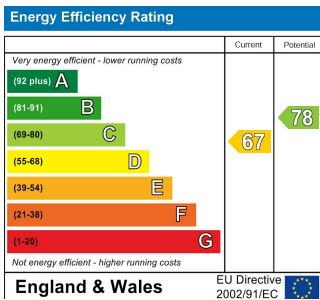




Floorplans are not to scale and for guidance only



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.

LOVE WHERE YOU LIVE

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- 5 BEDROOMS • GARAGE & PARKING • SUPERB KITCHEN/DINER • 2 RECEPTION ROOMS • OFFICE/SALON • CLOSE TO BEACH/ESPLANADE

Situated just off the town centre and within walking distance of the Esplanade and Beach this superb Victorian Villa really must be seen. The current owners have carried out an extensive renovation of the property maintaining many original features to, in our opinion, a very high standard. At the heart of the property is a stunning 30' long fitted Kitchen/Diner with breakfast bar and access to a Utility Room. The property also has the benefit of an Office/Bedroom five and this is currently being used as a hairdressing salon by the current vendors. Further benefits include 2 Reception Rooms and separate WC on the Ground Floor and 4 Bedrooms (master En-Suite) Bathroom and Separate WC on the First Floor. Outside is a parking area to the side and a GARAGE at the rear of the property and lovely mature gardens with decked area at the rear. To fully appreciate the accommodation on offer we would recommend an internal viewing. It comprises;

ENTRANCE HALL

LOUNGE 16' into bay x 14'4 (4.88m into bay x 4.37m)

SITTING ROOM 13'1 x 12'4 (3.99m x 3.76m)

KITCHEN / DINER 30'2 x 12'3 (9.19m x 3.73m)

UTILITY ROOM 8'7 x 6'3 (2.62m x 1.91m)

OFFICE / BEDROOM 5 14'8 x 10'11 (being "I" shaped) (4.47m x 3.33m (being "I" shaped))

LOBBY

SEPARATE WC

FIRST FLOOR - LANDING

BEDROOM 1 16' into bay x 12'3 (4.88m into bay x 3.73m)

EN-SUITE SHOWER ROOM

Three piece suite

BEDROOM 2 13'2 x 12'5 (4.01m x 3.78m)

BEDROOM 3 12'2 x 12'1 (3.71m x 3.68m)

BEDROOM 4 10'5 x 8'10

BATHROOM

Four piece suite

SEPARATE WC

OUTSIDE

Front: Walled Garden

Side: Off Road Parking and Courtyard Garden

Rear: Enclosed mature Gardens mainly laid to lawn with decking area and GARAGE to the rear.

TENURE - Freehold

