



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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17
RUSHCLOSE
SHANKLIN
PO37 7NW

£750,000



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- CHAIN FREE • DETACHED HOUSE • MATURE GARDENS • TUCKED AWAY LOCATION • 4/5 BEDROOMS • STUNNING KITCHEN/BREAKFAST ROOM

This most attractive Detached House offers very spacious 4/5 bedroom accommodation which is presented in a good and tasteful decoration throughout.

The house forms part of the small and exclusive Rushclose Development which is a private estate of twenty one individual high quality houses and this property sits in a tucked away location on a good sized mature plot. Rushclose is located towards the outskirts of town being about one mile from the main shopping centre and slightly further to the Esplanade and beach. Nearby there is access to many miles of foot and bridle paths over the lovely countryside that surrounds Shanklin.

In our opinion the house was constructed to a high specification with quality fixtures and fittings including a well appointed Kitchen/Diner and quality bathroom suites.

The well planned and spacious accommodation is warmed by gas fired central heating and has uPVC double glazed doors and windows and also features internal oak doors and an integral Double Garage.

We would thoroughly recommend an interior inspection to fully appreciate all that this fine property has to offer. In our opinion the property would be ideal as a family home with ample space for guests and visitors. AVAILABLE CHAIN FREE. It comprises:-

ENTANCE HALL

LOUNGE/DINER 32'5 x 12'11 max (9.88m x 3.94m max)

KITCHEN/BREAKFAST ROOM 24'6 x 11' (7.47m x 3.35m)

FAMILY ROOM/BEDROOM 5 16'4 into door recess x 12'1 max (4.98m into door recess x 3.68m max)

UTILITY ROOM

WC

DOUBLE GARAGE 18'5 max x 17'4 (5.61m max x 5.28m)

FIRST FLOOR - LANDING

BEDROOM 1 16'9 x 12'5 (5.11m x 3.78m)

EN-SUITE BATHROOM

BEDROOM 2 16'4 into door recess x 12'1 (4.98m into door recess x 3.68m)

BEDROOM 3 14'1 x 11' (4.29m x 3.35m)

BEDROOM 4 (being "L" shaped) 15'9 x 12'11 (4.80m x 3.94m)

FAMILY BATHROOM

OUTSIDE

FRONT: To the front of the property is a driveway for several

vehicles leading to a double garage. Front garden mainly laid lawn with mature shrubs and trees.

REAR: To the rear is a superb wrap around garden with a wealth of mature planting, trees and flower borders and fruit trees. Superb patio areas and summer house. The rear of the property backs onto the Red Squirrel Trail and enjoys some lovely sylvan views.

COUNCIL TAX - Band F

SERVICES - All mains available

TENURE - Freehold (to be confirmed)



