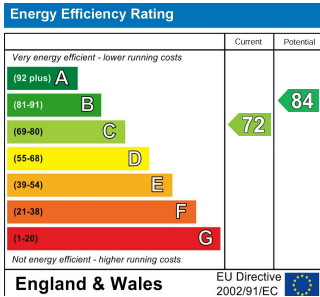


## Ground Floor



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](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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- SUPERB DETACHED BUNGALOW • 3 BEDROOMS, 1 WITH ENSUITE • STUNNING SEA VIEWS • TERRACED BALCONY WITH VIEWS TOWARDS THE ENGLISH CHANNEL • PARKING AND GARAGE • EASY TO MAINTAIN GARDENS

A superb, well presented, detached bungalow with stunning Sea Views, being well located in a sought after, peaceful, residential environment that is only about 1.5 miles from the town centre shops and amenities and also close by are the botanical gardens and the local cricket ground.

During their ownership the current owners have upgraded the property and features include gas fired central heating, upgraded kitchen and bathroom suites, new internal doors and redecoration. Additional features include replacement uPVC Double Glazed windows, a balcony terrace off the lounge/diner that enjoys lovely sea views towards the English Channel, ample parking and a garage to the front and easy to maintain gardens to the rear. To fully appreciate this wonderful home we would recommend an internal viewing. It comprises:

#### ENTRANCE HALL

L-shaped with ceiling hatch to roof space with pull-down ladder.

#### CLOAKROOM

with low-level WC and basin.

#### KITCHEN 10'8 x 9'10 (3.25m x 3.00m)

with single drainer stainless steel sink unit with mixer tap, inset in granite effect dark worktops with range of grey gloss faced wall and base units. Plumbing for washing machine and space for upright fridge/freezer. Induction hob with extractor unit over and built in double oven (one being a combination microwave/oven).

#### LOUNGE/DINER 24'6 max x 17' excl of recess reducing to 9'11 (7.47m max x 5.18m excl of recess reducing to 3.02m)

with sliding patio door to

#### BALCONY 14'9 max x 13'9 max (4.50m max x 4.19m max)

and as previously mentioned enjoying sea views towards the English Channel.

#### BEDROOM 1 12'11 x 10' (3.94m x 3.05m)

with built in wardrobe.

#### ENSUITE SHOWER ROOM

with walk-in shower, basin and low level WC.

#### BEDROOM 2 10' x 9'11 (3.05m x 3.02m)

with built in wardrobe.

#### BEDROOM 3 9'11 x 7'10 (3.02m x 2.39m )

with built in cupboard wardrobe.

#### BATHROOM/WC

with white suite comprising L-Shaped panel bath with shower over, basin and integrated WC.

#### OUTSIDE

Driveway leading to Garage 15'10 x 9'10 with up and over door, power and light. Glowworm gas fired boiler supplying domestic hot water and mega flow water tank. Gravelled area providing additional parking and side gate leading to enclosed rear garden being of a manageable size and being mainly laid to lawn.

#### SERVICES

All mains are available.

#### TENURE

Freehold

#### COUNCIL TAX

Band E



