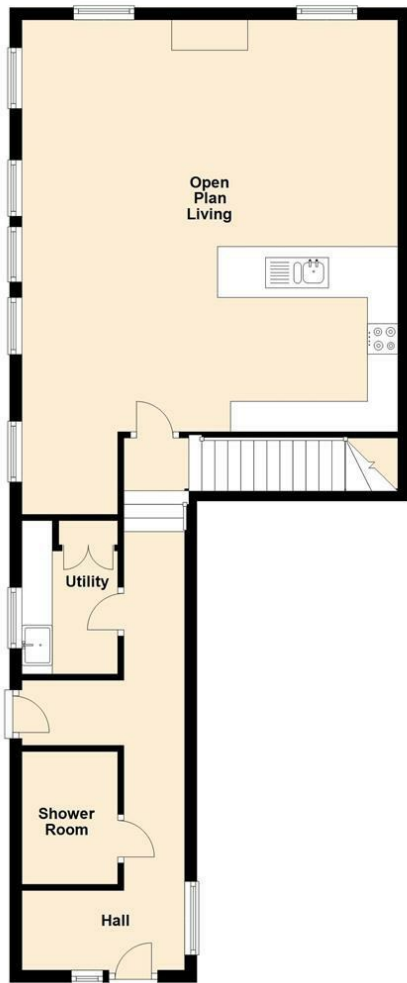


Ground Floor



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			
(81-91) B			
(69-80) C		75	75
(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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- SUPERB FORMER CHAPEL CONVERSION • TWO BEDROOM • ALLOCATED PARKING • DIRECT ACCESS TO PRIVATE PATIO & GARDEN • 2 BATHROOMS • CHAIN FREE

****Chain Free**** A superb conversion of a former chapel which has been finished to a high specification and built in a sympathetic style and retaining some original features. Benefits include gas fired central heating via Omnie underfloor heating to the ground floor and via radiators to the first floor. The majority of the windows are originals but with internal uPVC anthracite framed double glazed units. There are oak internal doors with satin door furniture and good quality kitchen and bathroom suites. The property also benefits from the balance of a 10 year AHCI warranty.

Outside there is an allocated parking space with private patio and garden which backs onto farmland. The property is well situated in a semi-rural location, with a good local convenience store nearby. Morrisons and Aldi supermarkets at Lake are both approximately one mile distant and the main town of Shanklin is about 2.5 miles. To fully appreciate this superb property we would recommend an internal viewing. It comprises:

Entrance Hallway

Shower Room

with basin and W/C

Utility Room

With sink, plumbing for washing machine and wall hung gas fired Glow-Worm Combi boiler

Open Plan Sitting Room/Kitchen 22'3 exclusive for recess x 20'3 (6.78m exclusive for recess x 6.17m) with feature brick fireplace with mistral mantle and hearth and the bricks we believe date back to the original construction of the church dating back to 1875. Feature external triple windows to the rear elevation, with original inscriptions from the church. Kitchen with inset sink and mixer tap set in mistral worktop, integrated dishwasher, inset induction electric hob with with glass splashback, and chimney mounted extractor over. Integrated fridge/freezer, double oven and microwave. Original church light dating back to the 1930's. Stairs to

Stairs to First Floor and Landing

access to storage area over with retractable ladder

Bedroom One 13'6 x 8'8 (4.11m x 2.64m)

Bedroom Two 9'3 x 10'1 (2.82m x 3.07m)

Bathroom

With L Shaped bath and shower over, wash basin and W/C

Outside

There is one allocated parking space, to the rear there is a path and gate which leads to a private courtyard and garden which is part patio and synthetic grass and backing onto open farmland.

Tenure

Freehold

Services

All mains available

Council Tax

Band C



