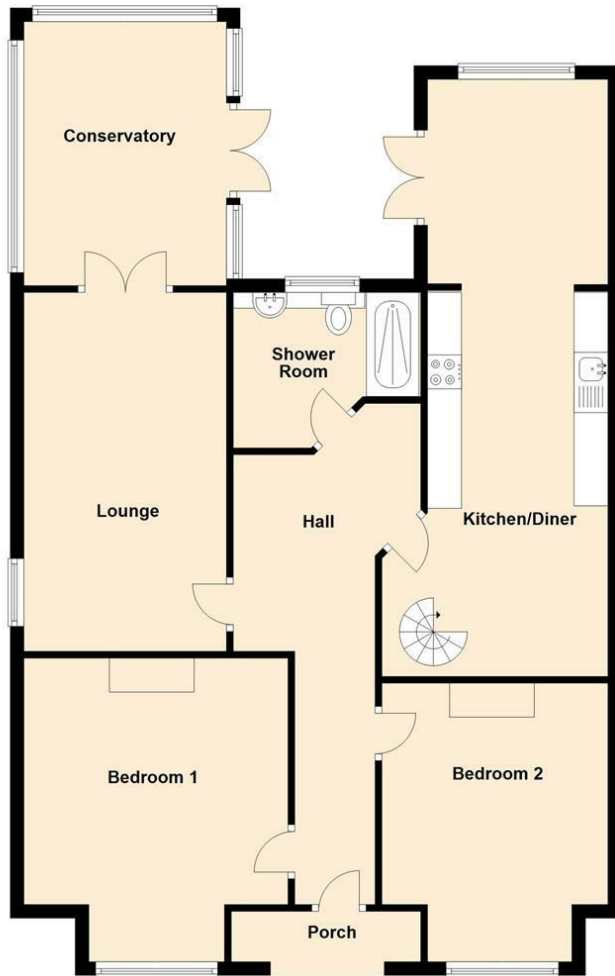
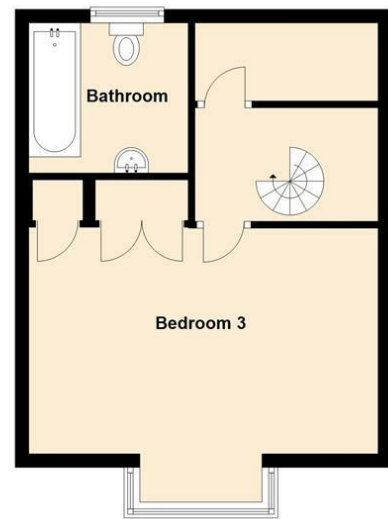


Ground Floor



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		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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

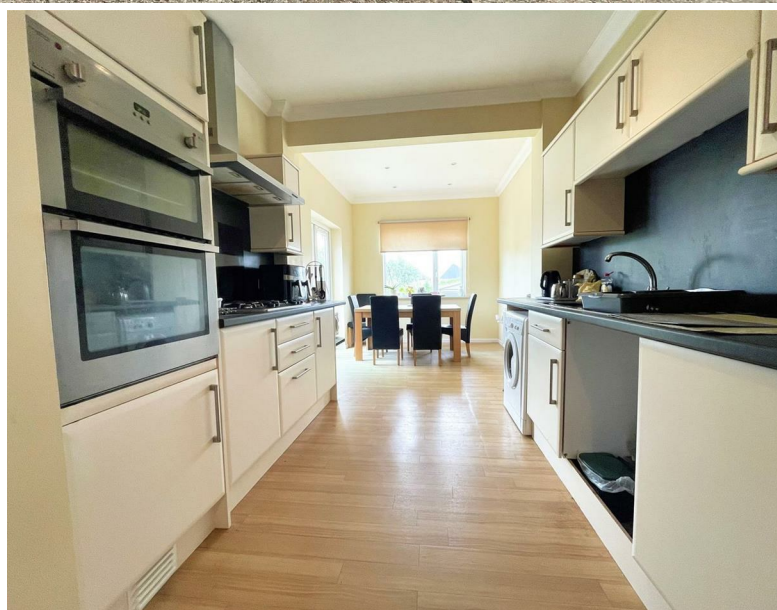
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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ARALUEN WAY
LAKE
PO36 8PP

£315,000



01983 868 333
www.arthur-wheeler.co.uk



- DETACHED BUNGALOW • CONSERVATORY • 3 BEDROOMS • OFF ROAD PARKING • TWO BATHROOMS • KITCHEN/DINER

A deceptively spacious double fronted chalet bungalow, that is will situated in a quiet residential area offering convenient access to the nearby Heights leisure facility, medical centre and Los Altos park. Also within the Sandown area are the sandy beaches of the Esplanade, an 18 hole golf course and primary and secondary schools. The accommodation is warmed by gas fired central heating and benefits from replacement uPVC double glazed doors and windows, a conservatory extension to the rear and a dormer bedroom and bathroom. Outside there is parking to the front and an enclosed garden to the rear. It comprises:

Ground Floor

Recess Entrance to hallway

Ceiling Hatch to roof space.

Bedroom One 11'11 exclusive of bay/max x 12'9
(3.63m exclusive of bay/max x 3.89m)

Bedroom Two 10'11 exclusive of bay/max x 12'5
(3.33m exclusive of bay/max x 3.78m)

Lounge 17'4 x 9'11 (5.28m x 3.02m)

Double doors leading to

Conservatory 12'9 x 9'10 (3.89m x 3.00m)

With double doors to garden

Kitchen/Diner 28'5 max x 8'11 extending to 12'5
(8.66m max x 2.72m extending to 3.78m)

With single drainer stainless steel sink unit, built in oven/grill with 5 burner gas hob set in worktop. Integrated fridge/freezer. Plumbing for washing machine. Doors from dining area to garden.

Shower Room

Shower cubicle, basin and W/C

Spiral Staircase leading from Kitchen/Diner to fir

Walk in Cupboard 9' x 4'8 (2.74m x 1.42m)

Bedroom Three 16'7 x 9'4 (5.05m x 2.84m)
with sloping ceilings

Bathroom

with panel bath, W/C and basin

Outside

Off road parking for 2 cars and an enclosed garden to the rear.

Services

All mains available

Tenure

Freehold

Council Tax Band

Band D

