

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		60	60
(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

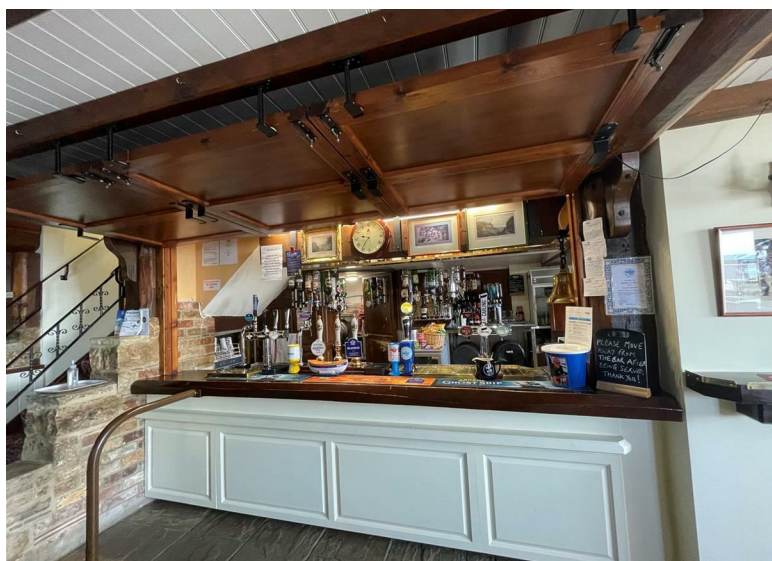
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• SUPERB DETACHED BUILDING • OFFERING MUCH POTENTIAL • BUSINESS & OWNERS
ACCOMMODATION • FULLY EQUIPPED KITCHEN • RESTAURANT AND BAR AREAS • OUTSIDE TERRACE & SUPER
SEA VIEWS

GROUND FLOOR

Replacement part glazed double doors to:

MAIN BAR AREA 40'7 x 12'7 (12.37m x 3.84m)

With feature flagstone floor. Replacement uPVC double glazed windows. Radiators. Freestanding tables, stools, chairs and fitted bench seats. Brick fireplace. Double doors leading to:
From the main bar area to the mezzanine floor there are ladies & gents toilets.

SNUG AREA

Leading to Bar.

BAR AREA

With stainless steel sink & Dishwasher. Wooden shutters. Leading to Barrel Area.

From the main bar area to the mezzanine floor there are ladies & gents toilets.

LOUNGE BAR 25'1 x 10'6 (7.65m x 3.20m)

Feature flagstone floor. Radiator. Feature covered well. There are some who believe this may have been an underground smuggling route. Radiator.

TO THE SIDE OF THE ESTABLISHMENT

There is a conservatory style area again with a flagstone floor providing further seating area. Door to:

FULLY EQUIPPED KITCHEN 17'9 x 12'8 (5.41m x 3.86m)

Which is not being currently used. Double stainless steel sink unit with mixer tap. Stainless steel preparation areas. Refrigerator, Freezers, Microwaves, Oven etc.

COVERED TERRACE AREA

With seating and leading to:

STORE AREA

With further area with potential for a toilet block.

FIRST FLOOR ACCOMMODATION

Approached by a mezzanine floor with stairs leading to part glazed front door.

ENTRANCE HALL/LANDING

With radiator.

SITTING ROOM 12'10 x 11'5 (3.91m x 3.48m)

With double aspect windows enjoying super views over the beach with the English Chanel beyond and Shanklin Chine. Radiator.

KITCHEN 9'8 x 10'1 (2.95m x 3.07m)

Recently refitted with a range of cream shaker style wall and base units. Stone effect laminate worktops over. Single drainer sink unit with mixer tap. Built in electric hob. Electric oven under. Extractor over (currently not connected) Breakfast bar area to the bay area. Radiator. Walk in cupboard with wall hung Vaillant gas fired boiler and insulated cylinder with immersion.

DINING ROOM 9'9 x 10'10 (2.97m x 3.30m)

With views over Shanklin Chine and of the beach/sea. Radiator.

BEDROOM THREE 9'8 x 6'9 (2.95m x 2.06m)

With radiator.

BEDROOM TWO 13' x 10' (3.96m x 3.05m)

With radiator. Door and steps to:

BEDROOM ONE 13'7 x 15'6 (4.14m x 4.72m)

With double aspect windows with similar views of the sea and Shanklin Chine. Velux window. Door to:

ROOM WITH EN-SUITE POTENTIAL 13'7 x 5'6 (4.14m x 1.68m)

TENURE

Freehold (To be confirmed)

SERVICES

All mains are available.

UNIFORM BUSINESS RATE & COUNCIL TAX

To be confirmed.

