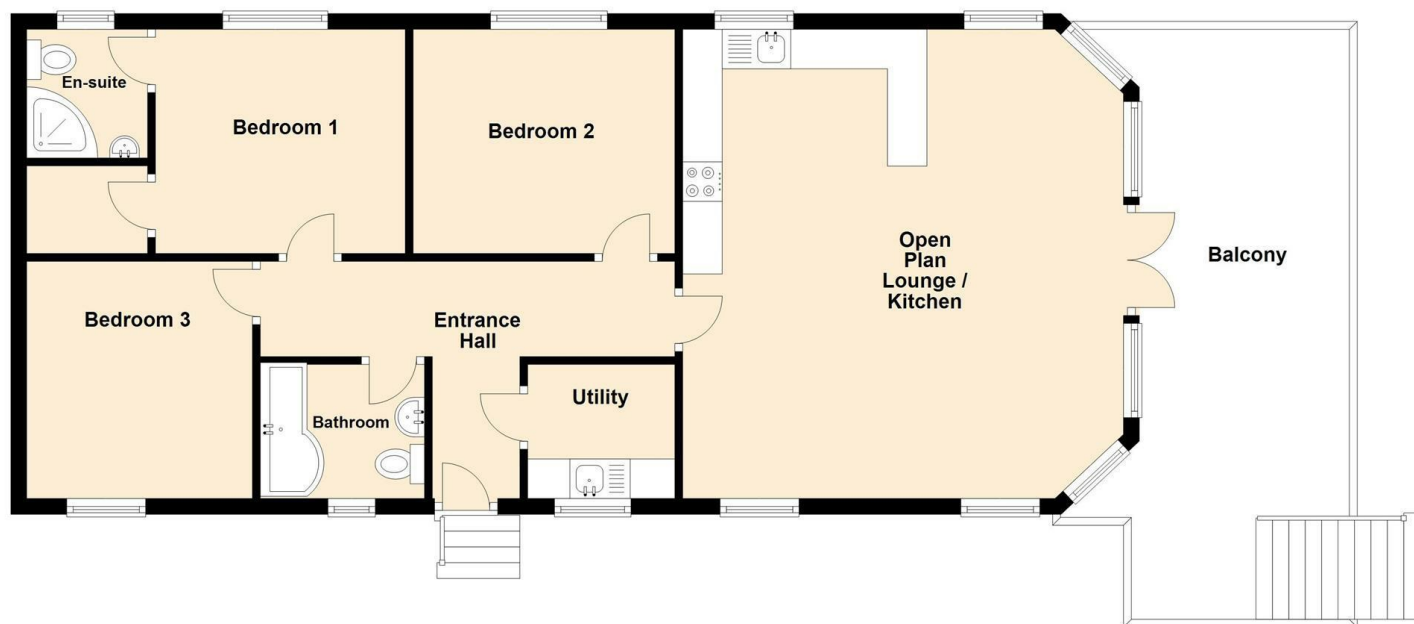


Ground Floor



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		
(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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• **SUPERB HOLIDAY HOME LODGE** • **3 BEDROOMS** • **EN SUITE**

FACILITY • **BALCONY WITH SUPER RURAL VIEWS** • **REDUCED FOR QUICK SALE**

A superb Timber holiday lodge being the Pec Vermont style which was constructed in 2006 and being well situated on a holiday park in Lake, close to both the local Morrison and Aldi superstores. The main town of Shanklin, with its many amenities, beach and Esplanade is also convenient, being about two miles distant. The property is warmed by LPG gas fired central heating and benefits include uPVC double glazed doors and windows, an en-suite facility to the main bedroom, a lovely deck area with some super views and parking for two cars.

The lodge is suitable for use as an owner's holiday accommodation , we understand it has a 46 week per annum restriction and up to two dogs are allowed. It comprises:-

ENTRANCE HALL

LOUNGE/DINER 18'4 x 19'3 (5.59m x 5.87m)

Open Plan kitchen area with single drainer stainless steel sink unit with mixer tap with 1 1/2 bowls inset in black matt laminate worktops with range of beech faced effect wall and base units comprising: dishwasher and fridge/freezer, built in stoves, 5-burner gas hob with gas oven under and extractor unit over. Double sided glazed cabinets above peninsular bar. Two radiators. Lounge Area with double doors leading on to deck area with background countryside views.

BEDROOM 1 10'3 x 9'4 (3.12m x 2.84m)

built in dressing area. Door to:

EN-SUITE SHOWER

with quadrant shower cubicle, low level WC and pedestal was basin.

BEDROOM 2 11' x 9'4 (3.35m x 2.84m)

BEDROOM 3 9'4 x 9'5 (2.84m x 2.87m)

BATHROOM/WC

with white suite comprising P-shaped panel bath with mixer tap and shower attachment with shower tap over. Curved shower screen. Vanity wash basin unit and low level WC. Heated towel rail.

UTILITY ROOM 6'1 x 5'7 (1.85m x 1.70m)

Cupboard housing Worcester gas fired boiler supplying domestic hot water and central heating. Washer/Dryer

OUTSIDE

To the front of the lodge there is a brickete hardstanding providing car parking for two vehicles. Decking steps to the main Entrance Door. Steps leading to enclosed DECK AREA that provides access to the French Doors from the lounge. The main deck area to the front is enclosed by a wooden bannister and spindles and measures approximately 20' x 8' enjoying some pleasant background countryside views towards Culver Cliff. Outside storage under Deck Area and additional Store Unit.

TENURE

We understand the property is held on the balance of a 25 year lease from 2006. We understand that the current site fees and maintenance are £5244 per annum with utility charges payable as additional expenses.

SERVICES

Electricity, water and drainage. LPG Gas.



