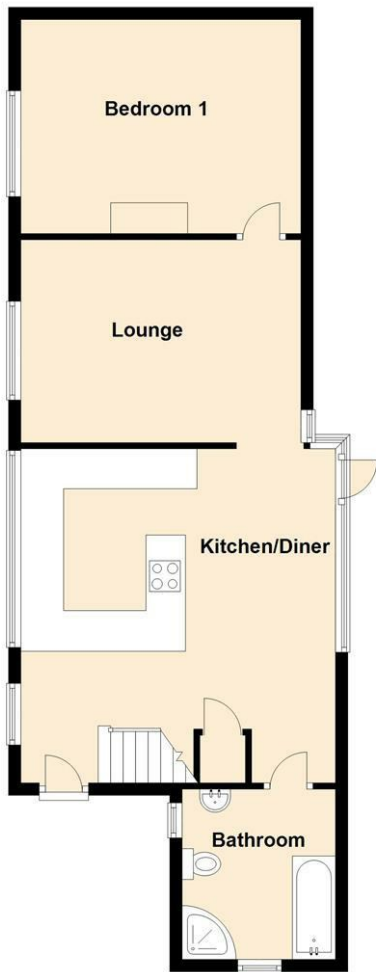


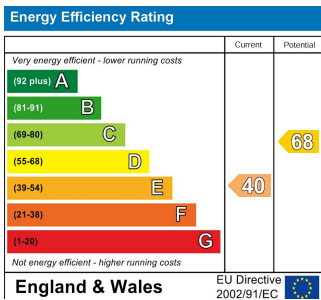
**Ground Floor**



**First 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.

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- TWO BED RESIDENCE • INDIVIDUALLY DESIGNED • MANY STAND OUT FEATURES • GAS FIRED CENTRAL HEATING • DOUBLE GLAZED WINDOWS • PARKING AND GARAGE • PRIVATE GARDEN

A truly superb and individual residence, being well situated in a tucked away location just off a popular road which is within an approximate one mile from the Town Centre and the sandy beaches of Sandown Esplanade. Also close by are the Heights Leisure Centre facility, Medical Centre and Los Altos Recreation Park. The stunning accommodation has been upgraded by the current owners who have created a somewhat unique property. Features and benefits include gas fired central heating, individual black framed replacement double glazed units to the ground floor and stand out kitchen and bathroom. Outside there is ample parking, a single garage, a lovely private lawned garden and there is also an enclosed courtyard area. The property would seem ideal as either a permanent residence, second home or an Airbnb rental investment. To fully appreciate this wonderful home we would recommend an internal viewing. It comprises:

### GROUND FLOOR

Feature front door leading to

#### KITCHEN/DINER 17'10 x 16'9 max (5.44m x 5.11m max)

Kitchen area with stone granite worktops with inset sink unit and mixer tap with black gloss faced wall and base units. Neff induction electric hob with extractor over. Built in double oven, integrated Fridge/Freezer, waste bin, dishwasher and washing machine. Copper patterned backboards. From the dining area door leading to

#### ENCLOSED COURTYARD AREA

#### LOUNGE 14'11 x 10'10 (4.55m x 3.30m)

Door to

#### BEDROOM 1 11' 5 max x 14'11 (3.35m 1.52m max x 4.55m)

Ceiling hatch to roof space.

#### BATHROOM/WC

with white suite comprising bath, low level WC, vanity wash basin and separate shower cubicle. Chrome heated towel rail.

#### STAIRS LEADING TO FIRST FLOOR

with door off to under eaves storage area.

#### BEDROOM 2 9'2 x 8'4 (2.79m x 2.54m)

### OUTSIDE

Gravel driveway leading to five bar gate and parking area. Single Garage 15'10 x 9'9 with double doors, power and light and side door. To the side of the property there is a delightful lawned garden.

### SERVICES

All mains are available.

### TENURE

Freehold.

### COUNCIL TAX

Band C



