



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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](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.

LOVE WHERE YOU LIVE

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)





79A  
STATION AVENUE  
SANDOWN  
PO36 8HB

£1,200 PCM



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• MID TERRACED HOUSE • OPEN PLAN LIVING ROOM/DINING & KITCHEN • TWO DOUBLE BEDROOMS • ENSUITE SHOWER ROOM + BATHROOM • DOWNSTAIRS WC • REAR GARDEN & ALLOCATED PARKING

MID-TERRACED HOUSE. This beautiful property offers open plan lounge/kitchen/diner. The modern kitchen has electric oven & ceramic hob, washing machine, fridge/freezer & dishwasher. Downstairs WC. Upstairs has two double bedrooms 1 with en-suite shower room. Bathroom with shower over bath. It also benefits from gas central heating, double glazing. Low maintenance paved rear garden . Allocated parking space for 1 vehicle. EPC B / Council Tax band B. Restrictions: No smokers, pets or sharers.





