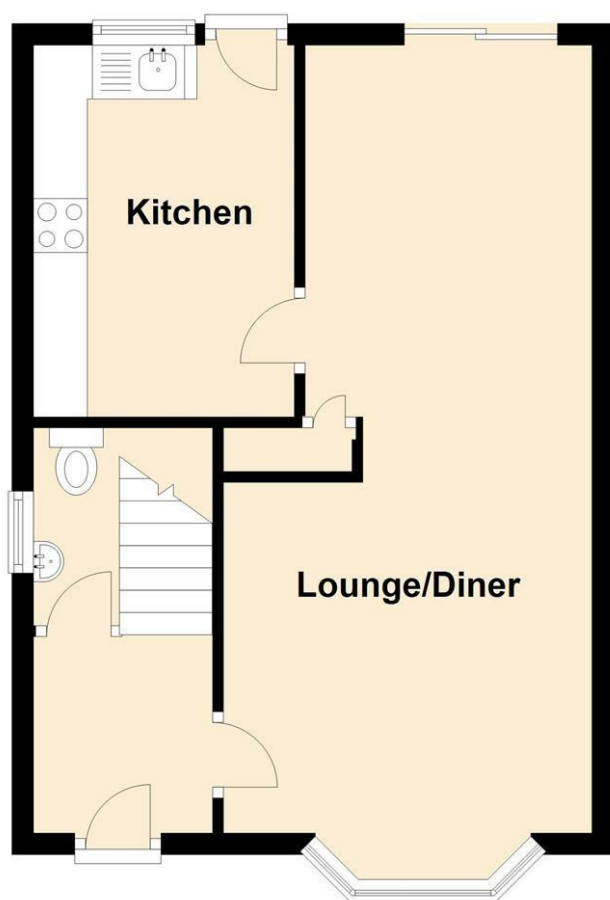
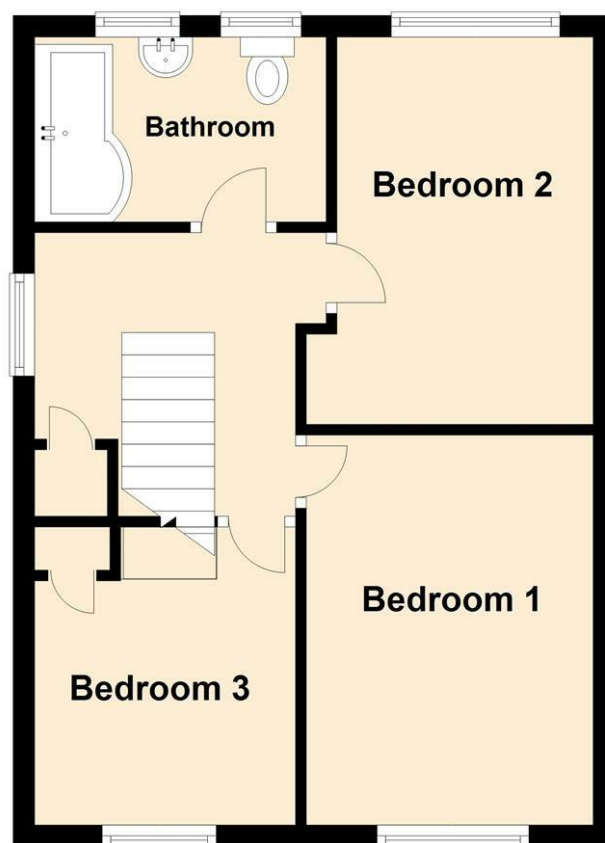


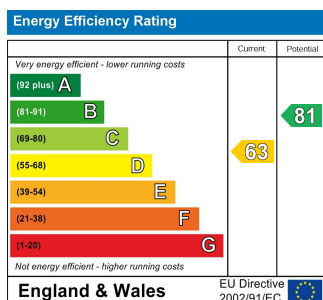
Ground Floor



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

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

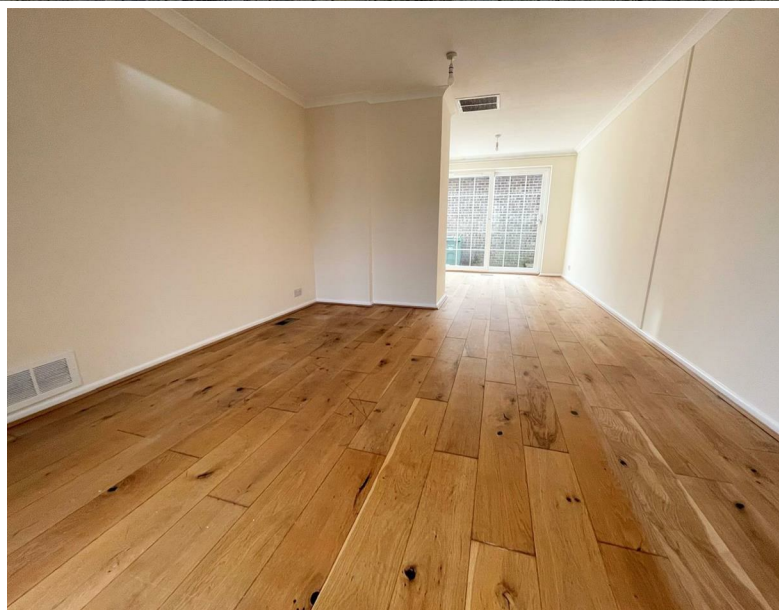
46 REGENT STREET
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01983 868 333
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SANDOWN ROAD
SHANKLIN
PO37 6HF

£230,000



01983 868 333
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- END OF TERRACE HOUSE • 3 BEDROOMS • GAS WARM AIR HEATING • UPVC DOUBLE GLAZING • GARAGE • GARDEN • NO ONWARD CHAIN

An end of terrace house forming part of the Magnum Hall Georgian Style Mews that is well located on the corner of Sandown Road and Howard Road. Nearby there is a convenience store and access to the cliff path walk with its lovely sea views. Also nearby, being an approximate half of a mile, are the Town Centre shops and amenities and the beach and Esplanade.

The property benefits from replacement uPVC double glazing, a gas warm air system, a garden and an allocated garage. It should also be noted that the accommodation has had some recent redecoration and new carpets to the stairs, landing and bedrooms. It is offered with no onward chain and comprises:

GROUND FLOOR

Replacement front door to

ENTRANCE HALL

CLOAKROOM

with WC and hand basin.

LOUNGE/DINER

LOUNGE 14'11 max into bay x 11'3 (4.55m max into bay x 3.43m)

DINING AREA 8'10 square (2.69m square)

Double Glazed sliding patio door to rear courtyard and Johnson and Starley gas warm air boiler

KITCHEN 10'9 x 7'11 (3.28m x 2.41m)

Refitted with cream gloss effect shaker style units, laminate worktops, electric hob and oven with extractor unit over. Tiled flooring. Under stairs cupboard and door leading to courtyard.

Stairs leading to

FIRST FLOOR AND LANDING

with built in airing cupboard with insulated cylinder with immersion. Ceiling hatch to roof space.

BEDROOM 1 12' x 8'7 (3.66m x 2.62m)

BEDROOM 2 11'10 x 8'2 max (3.61m x 2.49m max)

BATHROOM/WC

with white suite comprising p-shaped panel bath with Mira electric shower over and glazed screen, pedestal wash basin and low level WC. Tiled walls and flooring.

BEDROOM 3 8'6 x 7'1 exc of door recess (2.59m x 2.16m exc of door recess)

with built in storage cupboard over stairs.

OUTSIDE

Garden to the front and the side being mainly laid to grass. Outside tap. Side gate leading to enclosed courtyard area with access gate leading to garage block and the house has one allocated single GARAGE with up and over door.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band C

