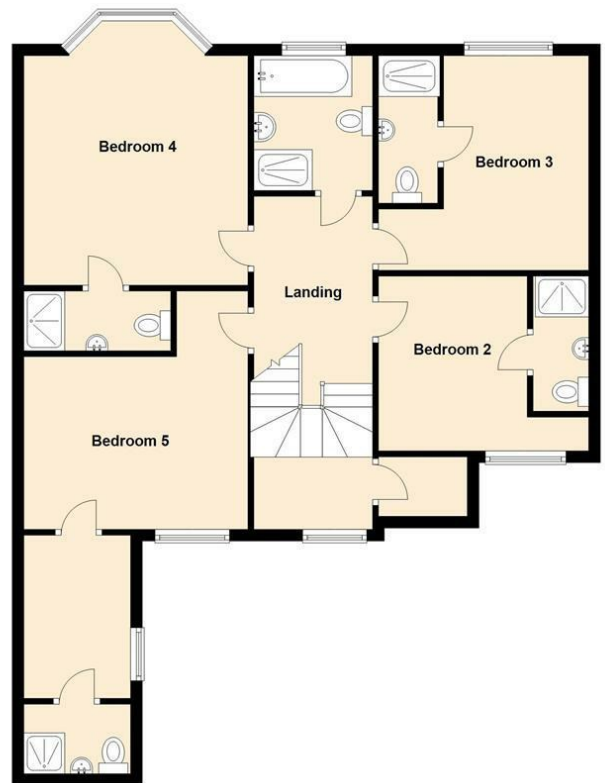


Ground Floor



First 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

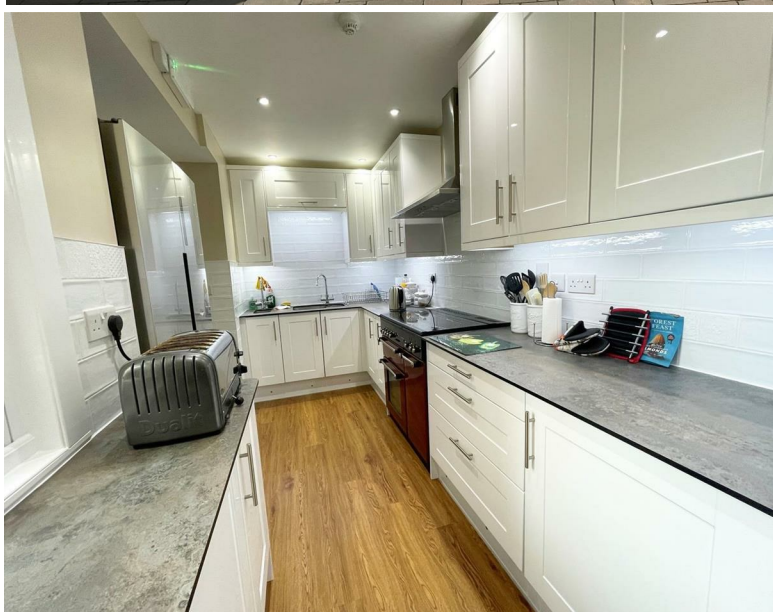
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PO37 7AA

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• SUPER GUESTHOUSE RESIDENCE • 5 LETTING ROOMS ALL WITH EN-SUITE • PRIVATE
ACCOMMODATION • POPULAR LOCATION • MULTIPLE PARKING • ENCLOSED REAR GARDENS

A spacious semi detached residence that is currently trading as a guesthouse and being well located in a popular area and offering convenient access to the Town Centre, Railway Station with its mainland passenger links and the sandy beaches just off Shanklin Esplanade. Also close by is the cliff lift that operates during the summer months giving direct access to the Esplanade. Nearby is the picturesque old village area with its good selection of bars and restaurants. The property has been in the same ownership for over 25 years and is now being offered for sale due to our client's retirement plans. The well presented accommodation benefits from gas fired central heating and replacement uPVC double glazing, features five guest bedrooms, all with en suite facility and each room has remote control television, tea/coffee making facilities and a hairdryer. The guesthouse currently trades from approximately Easter until the end of September and enjoys much repeat business.

It would seem an ideal opportunity for those seeking a first time B&B guesthouse venture and subject to the necessary consents would also make a spacious private family home.

To the front of the property there is a block paved parking area for multiple cars and to the rear of the property there are pleasant enclosed gardens.

To fully appreciate the property we would recommend an internal inspection. It comprises;

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM 15'10 into bay x 12'5 max (4.83m into bay x 3.78m max)

ROOM 1

Double bedroom with en-suite shower.

PRIVATE BEDROOM

Double with en-suite WC with basin.

DINING ROOM 13'5 x 12' (4.09m x 3.66m)

Door to

KITCHEN 13'5 x 6' extending to 8' (4.09m x 1.83m extending to 2.44m)

Door to

PRIVATE LOUNGE 13'3 x 10'5 max (4.04m x 3.18m max)

Door to

LOBBY AREA

in turn leading to

CLOAKROOM AND UTILITY AREA 9' x 5'9 (2.74m x 1.75m)

Stairs leading to FIRST FLOOR and Landing
with store cupboard.

ROOM 2

Single with en-suite shower.

ROOM 3

Twin room with en-suite shower.

ROOM 4

Double room with en-suite shower.

ROOM 5

Family room comprising double and a single with en-suite shower.

OUTSIDE

Block paved car park to the front providing multiple car parking. Attractive veranda to the front of the property. Side access to the enclosed rear garden being mainly laid to lawn. Store area 17'11 x 6'8 with power and light. Two workshop/sheds measuring 7'10 x 9' 8 with power and light and approximately 12' x 8'.

SERVICES

All mains available.

TENURE

Freehold.

UNIFORM BUSINESS RATE

£5,400 as at April 2023. Small business multiplier 49.9 pence in the pound.

NB: The property is offered for sale as a going concern and all the fixtures and equipment less any personal effects and items will be included and an inventory will be supplied at the point of sale.

