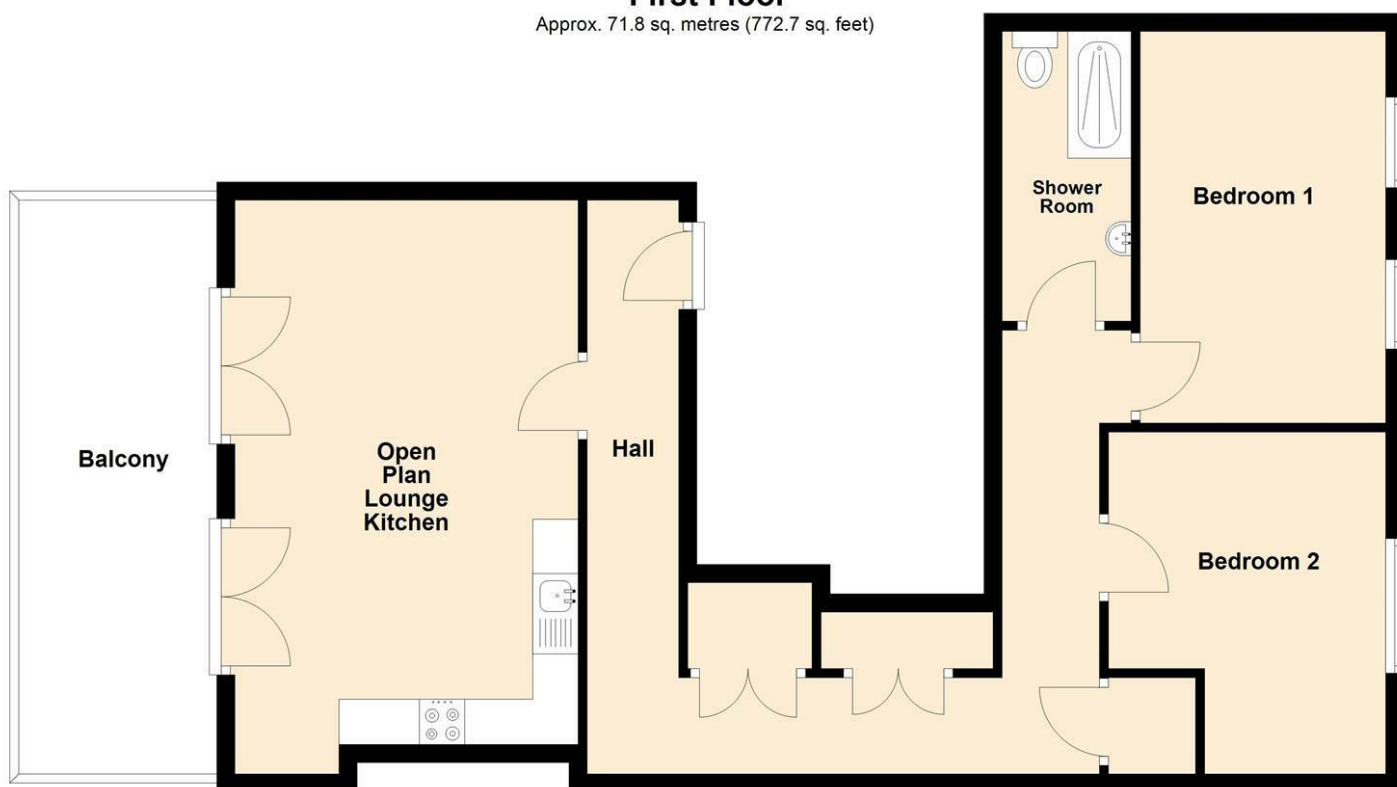


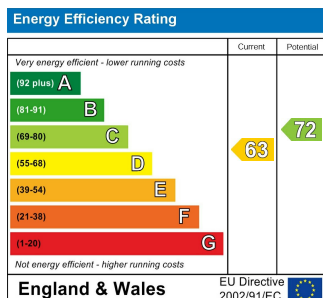
First Floor

Approx. 71.8 sq. metres (772.7 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 sq. feet)

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

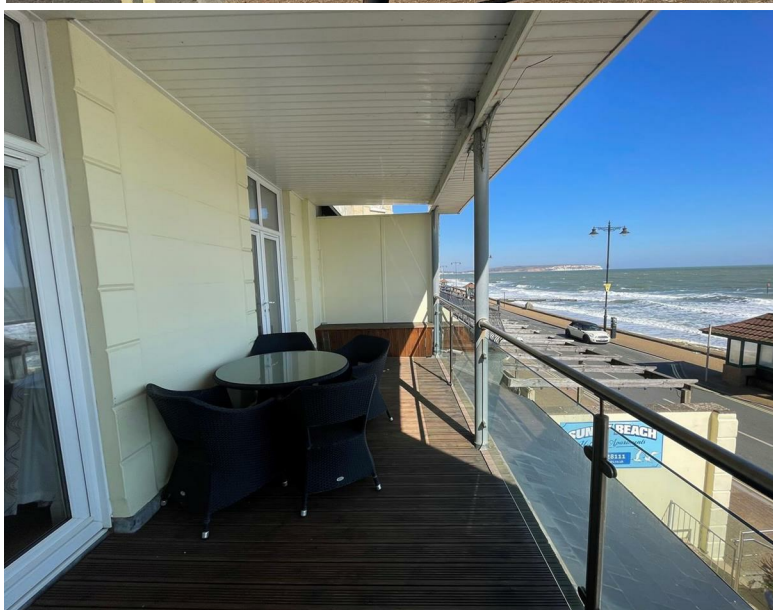
46 REGENT STREET
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• HOLIDAY FLAT • TURNKEY INVESTMENT • 2 BEDROOMS • COVERED BALCONY • FANTASTIC SEA VIEWS • ELECTRIC CENTRAL HEATING • UPVC DOUBLE GLAZED WINDOWS • ALLOCATED CAR PARKING

A superb First Floor Flat being located in a premium position that is a literal "stone's throw" from the lovely beaches at Shanklin Esplanade. It should be noted that the current usage of this flat is that of "holiday accommodation" and therefore would seem ideal for someone seeking either a second home and/or a summer letting flat that provides an income. Indeed our clients have successfully run the flat as an Airbnb in recent years.

The well appointed accommodation benefits from electric central heating, replacement uPVC double glazed windows, a security phone entry system, a covered balcony enjoying some truly superb sea views and outside, to the rear of the building, is an allocated car parking space.

Nearby is the cliff lift that operates during the summer months and by road the local amenities of the town centre, that include the railway station, bus terminus and a good selection of shops are about one mile distant.

To fully appreciate the well presented accommodation we would recommend an internal viewing. It comprises:

COMMUNAL ENTRANCE

with stairs leading to First Floor

ENTRANCE HALL

L-shaped with cupboards housing Aztec electric boiler and hot water cylinder.

SITTING ROOM/KITCHEN 19'9 exc of recess x 12'5

(6.02m exc of recess x 3.78m)

Well fitted and including Beko dishwasher, Lamona electric hob and oven.

COVERED BALCONY 21'7 x 7'4 (6.58m x 2.24m)

BEDROOM 1 14'2 x 7'10 exc of recess (4.32m x

2.39m exc of recess)

BEDROOM 2 10'1 max x 9'6 max (3.07m max x 2.90m

max)

SHOWER ROOM

With large walk-in shower with flipper panel, wash basin and low level WC. Fully tiled walls. Heated towel rail. Extractor unit.

OUTSIDE

As mentioned there is allocated space with one car.

TENURE

Leasehold 988 years remaining

Maintenance Charge £600 per annum to include buildings insurance

Pets allowed (as long as no annoyance to other flat owners)

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band A

NB: All the furniture, fixtures and fittings less personal effects are included in the sale.

