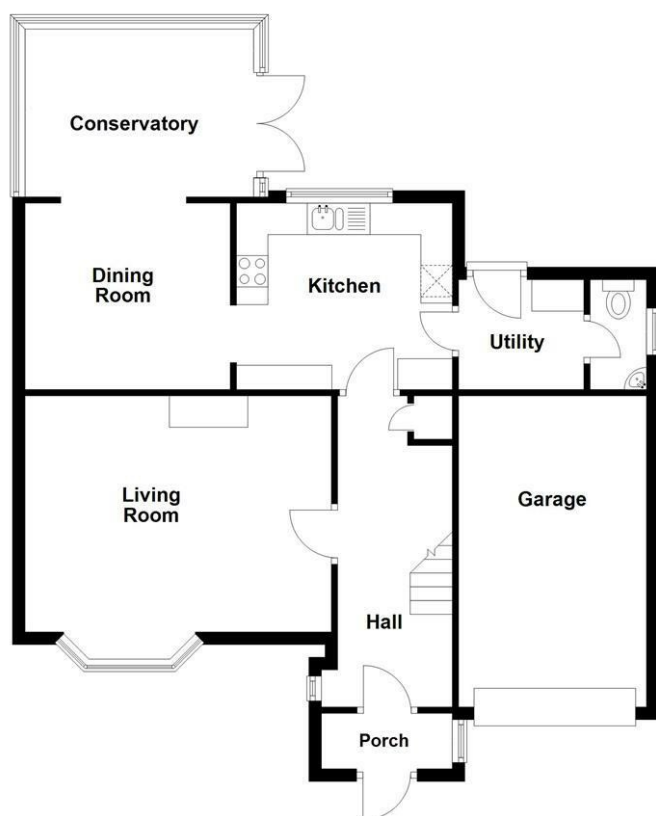


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <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

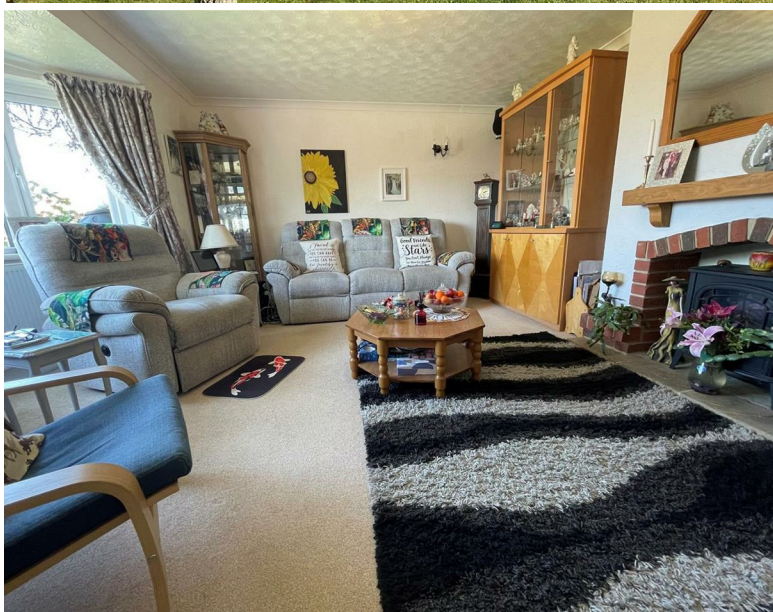
01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



3

LARK RISE  
SHANKLIN  
PO37 7HB

£450,000



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



- SUPER DETACHED CHALET STYLE HOUSE • 4 BEDROOMS • CONSERVATORY EXTENSION • GAS CH • UPVC DOUBLE GLAZING • PARKING FOR TWO CARS • INTEGRAL GARAGE • FEATURE ENCLOSED REAR GARDENS

A superb detached chalet style house being well located towards the outskirts of Shanklin and within a quiet and small residential cul de sac. The main town of Shanklin is about one mile distant and also close by are the Aldi and Morrisons superstores.

Features and benefits to the property include gas fired central heating, replacement uPVC double glazed windows, a conservatory extension, beautiful enclosed rear gardens, a driveway for two cars and an integral garage.

To fully appreciate this lovely home we would recommend an internal viewing. It comprises:

#### ENCLOSED ENTRANCE PORCH

#### ENTRANCE HALL

with understairs cupboard.

#### LOUNGE 14'5 into bay x 16' (4.39m into bay x 4.88m)

with background countryside views.

#### KITCHEN 11'3 x 9'9 (3.43m x 2.97m)

with built in electric hob with extractor over, built in double oven and integrated fridge/freezer.

#### DINING ROOM 9'9 x 10'9 (2.97m x 3.28m )

#### CONSERVATORY 11'1 x 8'9 (3.38m x 2.67m)

with doors to Garden. Oil fired wall heater.

From the Kitchen

#### UTILITY ROOM 6'7 x 5'9 (2.01m x 1.75m)

with door to Garden. Glow Worm gas fired boiler.

#### CLOAKROOM

with WC and hand basin.

#### Stairs leading to FIRST FLOOR and LANDING

with built in airing cupboard with insulated hot water cylinder.

#### BEDROOM 1 11'8 max x 10'11 exc of built in wardrobes (3.56m max x 3.33m exc of built in wardrobes)

#### BEDROOM 2 9'8 x 12' 6 exc of fitted wardrobes (2.95m x 3.66m 1.83m exc of fitted wardrobes)

#### BEDROOM 3 9'9 x 13'1 max /exc of recesses (2.97m x 3.99m max /exc of recesses)

#### BEDROOM 4 10'1 x 6'11 exc of recess (3.07m x 2.11m exc of recess)

#### BATHROOM

with bath, wash basin and WC. Separate shower cubicle.

#### OUTSIDE

Driveway providing parking for two cars and leading to integral GARAGE (16'3 X10') with remote control door, power and light and door leading to UTILITY AREA. Front Garden. Enclosed rear Garden being beautifully set out and being mainly laid to lawn with two Greenhouses, Brick Store (9'5 x 6'2) and Summer House (9'x7'). Feature pond and the Hot tub will be included in the sale.

#### SERVICES

All mains are available.

#### TENURE

Freehold.

#### COUNCIL TAX

Band E

