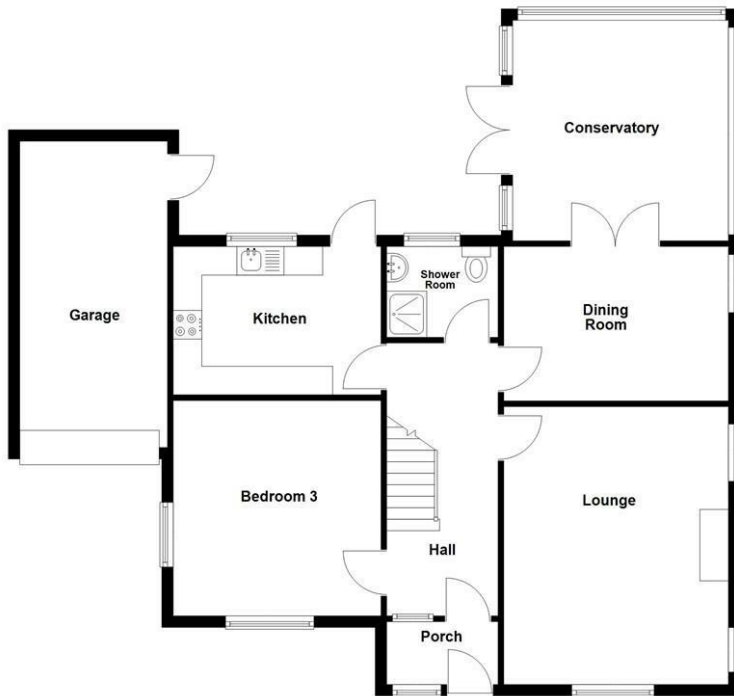
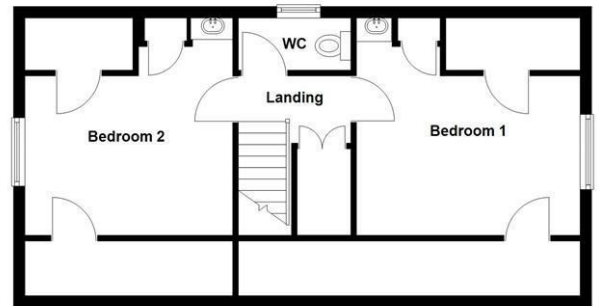


Ground Floor



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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

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- CHAIN FREE • DETACHED CHALET BUNGALOW • 3 BEDROOMS • CONSERVATORY • GARAGE & CARPORT • MATURE GARDENS

This superb and spacious 3 bedroom detached chalet bungalow is located in a popular cul-de-sac within walking distance of the cliff path. The property benefits from gas central heating and has uPVC double glazed windows. Further benefits include conservatory accessed from the separate dining room, lounge, kitchen, bedroom 1 and shower room on the ground floor and two further bedrooms and WC on the first floor. Outside are lovely mature gardens and driveway leading to a carport and garage. In our opinion the property is in good decorative condition and is offered CHAIN FREE!

PORCH

ENTRANCE HALL 6'5 x 15'8 (1.96m x 4.78m)

LOUNGE 15'11 x 12'11 (4.85m x 3.94m)

DINING ROOM 12'11 x 8'10 (3.94m x 2.69m)

CONSERVATORY 12'8 x 12'8 (3.86m x 3.86m)

KITCHEN 11'11 x 8'10 (3.63m x 2.69m)

BEDROOM 3 12'4 x 11'11 (3.76m x 3.63m)

FIRST FLOOR - Landing

BEDROOM 1 12'10 x 9'5 (3.91m x 2.87m)

BEDROOM 2 11'11 x 9'5 (3.63m x 2.87m)

SEPARATE WC

GARAGE 17'7 x 8'6 (5.36m x 2.59m)

OUTSIDE

Front: The front garden is laid to artificial grass with patio area and enclosed by low walling.

Driveway leading a Car Port and Garage. Side access to;

Rear: Garden mainly laid to lawn with patio area. Timber shed 12' x 8'

TENURE - Freehold (to be confirmed)

SERVICES - All mains available

COUNCIL TAX - Band E

