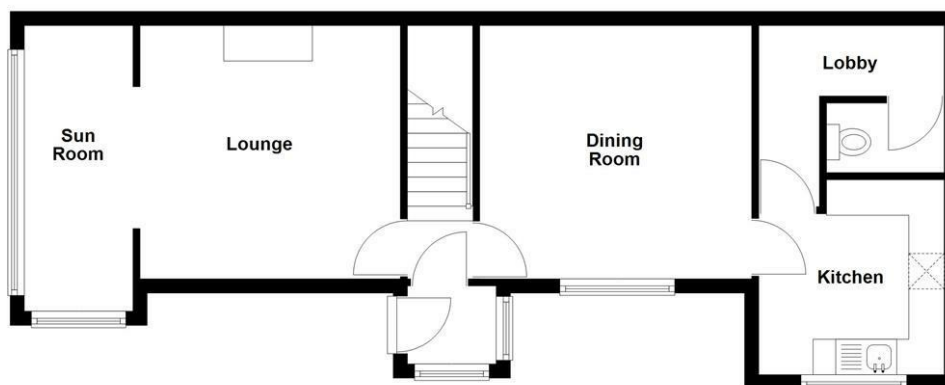
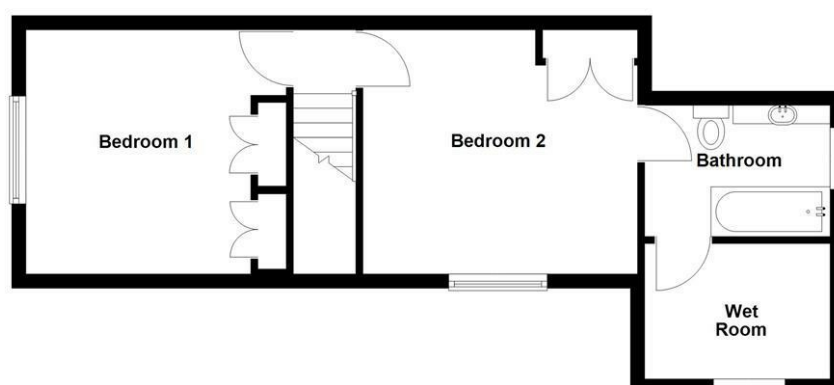


Ground Floor



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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



111
LEESON ROAD
VENTNOR
PO38 1PU

£175,000



01983 868 333
www.arthur-wheeler.co.uk



- **OLDER STYLE END OF TERRACE HOUSE** • **2 BEDROOMS** • **SUPERB SEA VIEWS TOWARDS THE ENGLISH CHANNEL** • **DOUBLE GLAZED WINDOWS** • **ELECTRIC HEATING** • **GARDEN** • **CHAIN FREE**

An older style end terrace house occupying an elevated position with truly superb sea views towards the English Channel from the front elevations.

The property is in need of upgrading and modernisation which we consider to be reflected in the asking price. The accommodation is warmed by electric night storage heating and benefits from replacement uPVC double glazed windows. Outside there is a garden to the side. The property is offered with NO ONWARD CHAIN and we would recommend an internal viewing. It comprises:

ENCLOSED ENTRANCE PORCH

LOUNGE 11'10 x 11'9 max (3.61m x 3.58m max)

Opening to:

SUNROOM 1'2 x 5' (0.36m x 1.52m)

Super views towards the English Channel.

**DINING ROOM 11'10 x 10'2 exc of stair recess
(3.61m x 3.10m exc of stair recess)**

KITCHEN 9'6 max x 8'11 (2.90m max x 2.72m)

Door to Inner lobby leading to

CLOAKROOM

With low level WC

Stairs leading to First Floor

**BEDROOM 1 11'10 max x 10'1 exc of wardrobes
(3.61m max x 3.07m exc of wardrobes)**

Vanity wash basin unit. Sea views towards the English Channel.

BEDROOM 2 10'8 av x 10' (3.25m av x 3.05m)

With built in airing cupboard with insulated water cylinder with immersion. Door to:

BATHROOM

With further door leading to

WET ROOM/SHOWER

OUTSIDE

Steps leading to the property with a garden area to the side which backs on to open countryside and as mentioned there are some superb background views of the English Channel.

SERVICES

Mains water, electricity and drainage.

TENURE

Freehold

COUNCIL TAX

Band C

