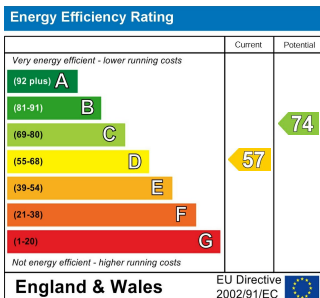


## Lower Ground Floor



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](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

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• INVESTMENT/BUY TO LET • TWO BEDROOMS • PRIVATE GARDEN • OFF ROAD PARKING • UPVC DOUBLE GLAZED • CHAIN FREE

**\*\*CASH BUYERS ONLY\*\*** A recently renovated lower ground floor GARDEN maisonette that is situated on a residential development with superb countryside walks that is located about an approx 1.25 miles from the town centre shops and amenities. Also a little further distant is the beach and esplanade.

Features and benefits to the property include, electric night storage heating, replacement uPVC double glazed windows, private garden and driveway parking. The property is also chain free! We would recommend an early viewing. It comprises:

#### Steps down to lower ground floor

#### PORCH

#### ENTRANCE HALL

#### LOUNGE 14'3 x 8'11 (4.34m x 2.72m)

Lovely Sylvan views

#### KITCHEN 8'3 x 8'3 (2.51m x 2.51m)

Recently re-fitted kitchen Suite

#### BEDROOM 1 9'8 x 8'5 (2.95m x 2.57m)

#### BEDROOM 2 9'7 reducing to 6'10 x 8'9 (2.92m reducing to 2.08m x 2.67m)

#### OUTSIDE

There is a driveway to the front providing off road parking.

Side steps leading to rear garden area which is terraced on two levels being part gravel and patio.

#### TENURE

To be confirmed. The property is held on the balance of a 99 year lease from November 1974 with a ground rent payable of £25. We further understand that the current service charge which covers the buildings insurance premium and the management fee is in the region of £400per annum.

#### COUNCIL TAX - Band A

#### SERVICES

Mains electricity - Water - Drainage

#### BATHROOM 5'11 x 5'5 (1.80m x 1.65m)

Recently re-fitted suite

