

## 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>	78	78
(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  
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13 EASTCLIFF COURT  
CRESCENT ROAD  
SHANKLIN  
PO37 6EJ

Offers In Excess Of  
£250,000



01983 868 333  
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- SEA VIEW APARTMENT • BALCONY • GARAGE • 2 BEDROOMS • REFURBISHED OVER THE YEARS • POPULAR LOCATION

A truly superb 2 Bedroom first floor apartment with Sea Views occupying an enviable cliff Top location. From the flat there is convenient access to both the beach and Esplanade and the Town Centre shops and services that include the railway and bus stations and doctors surgery.

The accommodation has been refurbished in recent years and features include gas fired central heating, refitted kitchen and bathroom suites. Additionally there is double glazed windows and a balcony which enjoys some lovely Sea Views.

To fully appreciate the well presented accommodation, which we feel would be equally suitable for either permanent living or second home use, we would recommend an internal viewing. It comprises:-

**COMMUNAL ENTRANCE - With lift to first floor**

**ENTRANCE HALL - Security Entry Phone**

**LOUNGE 14'2 x 13'10 (4.32m x 4.22m)**

Door off to Balcony

**BALCONY**

Sea View

**DINING ROOM 9'8 x 8'4 (2.95m x 2.54m)**

Sea View

**KITCHEN 9'7 x 9'2 (2.92m x 2.79m)**

**BEDROOM 1 13' x 9'4 (3.96m x 2.84m)**

Door to Balcony and Sea View

**BEDROOM 2 10'11 x 9'9 (3.33m x 2.97m)**

Sea View

**BATHROOM 7'1 x 6 (2.16m x 1.83m)**

**OUTSIDE**

Eastcliff Court has communal gardens to the cliff path side and there is also an access gate onto the path. leading to the Beach.

Driveway leading to a SINGLE GARAGE with up and over door, power and light.

**SERVICES - All mains available**

**TENURE**

Leasehold - Held on the balance of a 999 year lease from September 1998. We understand that the current service charge is £1500 p.a. including a

share of the buildings insurance premium and managing agent fees.

**COUNCIL TAX - Band D**





