

## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) <b>A</b>                          |         | <b>85</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>61</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 |         |           |
| 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](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)





14  
LITTLESTAIRS ROAD  
SHANKLIN  
PO37 6HS

£360,000



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





• CHAIN FREE • DETACHED CHALET STYLE HOUSE • SOUGHT AFTER LOCATION • CLOSE TO CLIFF PATH • SEA VIEWS • OFF ROAD PARKING

Offered CHAIN FREE a detached chalet style house occupying a sought after location in a cul de sac road around 1 mile from the local town and shops. The property benefits from gas central heating and uPVC double glazing throughout. Two large reception rooms, and a large conservatory extension, three bedrooms, walk in shower/wet room, kitchen with fully integrated appliances. To the front there is a drive providing parking for up to 3 cars, and a manageable west facing garden. The cliff path is right on the door step of this property offering beautiful scenery and walks to and from the beaches of the Bay area. The upstairs of the property offers sea views. We recommend viewing to fully appreciate what the property has to offer. To comprises:

#### **Internal Entrance Porch**

#### **Hall**

**Lounge 14'11 x 12'11 (4.55m x 3.94m)**

**Dining Room 14'11 x 13'09 (4.55m x 4.19m)**

Sliding Patio Doors to

**Conservatory 14'03 x 10'01 (4.34m x 3.07m)**

**Kitchen 13'04 x 6'08 (4.06m x 2.03m)**

Fully integrated half height double cooker and microwave over, 4 ring gas burner hob, and 3/4 1/4 integrated fridge/freezer.

#### **W/C**

Under stairs

#### **Stairs**

Leading to

#### **Landing**

**Shower/Wet Room 4'11 max x 12'09 max (1.50m max x 3.89m max)**

walk in adapted one level shower/wet room with WC and Sink

**Bedroom One 12'07 x 11'02 (3.84m x 3.40m)**

With Basin, sea views of the Bay

**Bedroom Two 13'09 x 7'11 (4.19m x 2.41m)**

With Basin

**Bedroom Three 10'07 x 7'01 max (3.23m x 2.16m max)**

with half height built in storage

#### **Outside**

A private drive for up to 3 cars laid with block paving, access on both sides of the property to a manageable west facing garden laid to paving stones and synesthetic grass.

#### **Services**

All mains available

#### **Council Tax**

Band E

#### **Tenure**

Freehold

NB: In accordance with Section 21 of the Estate Agents Act 1979, we declare that Ian Thomas Director of Arthur Wheeler Estate Agents Ltd has a personal interest in the sale of this property.





