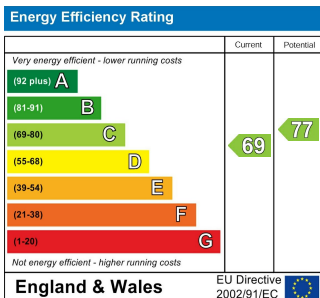


Floorplans are not to scale and for guidance only



### 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

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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LAKE  
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£279,950



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• **DETACHED BUNGALOW** • **3 BEDROOMS** • **GAS CH** • **UPVC DOUBLE GLAZING** • **CORNER PLOT** • **CLOSE TO LOCAL SHOPS** • **GOOD SIZED DETACHED SINGLE GARAGE** • **NO ONWARD CHAIN**

A spacious three bedroomed detached bungalow occupying a corner plot on a small cul de sac and offering convenient access to the local convenient store and the Aldi and Morrison superstores. The main town of Sandown and Shanklin are both only about one and a half miles distant.

The property benefits from gas fired central heating, replacement uPVC double glazed windows, gardens to three sides of the property and a feature, larger than average, detached single garage which subject to any necessary consents would seem to suit a variety of purposes including a home office or hair/beauty boutique.

The property is offered with no onward chain and we would highly recommend an internal viewing. It comprises:

**ENCLOSED ENTRANCE PORCH**

With ceiling hatch to roof space.

**LOUNGE/DINER 21'4 exc of recess x 12'6 (6.50m exc of recess x 3.81m)**

With sliding patio door to rear terrace.

**KITCHEN 10'6 x 9'8 (3.20m x 2.95m)**

With Vaillant gas fired boiler.

**BEDROOM 1 12'5 x 9'9 (3.78m x 2.97m)**

**BEDROOM 2 11'7 x 8'10 (3.53m x 2.69m)**

**BEDROOM 3 8'10 x 7'7 (2.69m x 2.31m)**

**CLOAKROOM**

With WC and wash basin.

**SHOWER ROOM**

With walk-in shower, basin and low level WC.

**OUTSIDE**

As mentioned there is a detached single Garage measuring 21'10 x 13'10 with up and over door, power and light. Lawned gardens to the front and side and a patio terrace to the rear.

**SERVICES**

All mains are available.

**TENURE**

Freehold

**COUNCIL TAX**

Band D

