



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		84	89
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

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• **SUPERB CONTEMPORARY HOME** • **SPACIOUS ACCOMMODATION (UP TO 6 BEDROOMS)** • **DETACHED DOUBLE GARAGE** • **OPEN PLAN LIVING** • **STUNNING COUNTRYSIDE VIEWS** • **MATURE GARDENS AND AMPLE PARKING**

This stunning a spacious home offers remarkable flexibility to suit a wide range of lifestyles and family needs. Whether you are looking for a 6 Bedroom layout with an open plan Kitchen/Living space or prefer a 3 Bedroom home with 4 generous Reception rooms this property has the versatility to match. Step inside to discover a beautifully designed open plan Living/Dining area seamlessly flowing into a high gloss Kitchen complete with stylish breakfast bar perfect for entertaining or busy family life. Large sliding patio doors from the main living area open out onto the rear garden blending indoor and outdoor living and flooding the area with natural light. Located on the outskirts of Shanklin in a sought after residential road the property is ideally positioned for countryside walks with miles of scenic trails nearby. The super sandy and vibrant Esplanade are just around a mile away offering the best of coast and country living. This home really must be seen to be fully appreciated - offering style space and flexibility in equal measure. Internal viewing is highly recommended.

ENTRANCE HALL 34'10 x 14'7 reducing to 7' (10.62m x 4.45m reducing to 2.13m)

STUDY / BEDROOM 5 13'1 x 10'4 (3.99m x 3.15m)

GAMES ROOM / GYM 13'5 x 13'1 (4.09m x 3.99m)

BEDROOM 4 / CINEMA 13'5 x 13'6 (4.09m x 4.11m)

STORE / BOILER ROOM 13'6 x 5'6 (4.11m x 1.68m)

UTILITY ROOM 13'7 x 6'5 (4.14m x 1.96m)

BATHROOM 7'8" x 5'10" (2.35m x 1.78m)

SITTING ROOM 31'2 x 16'1 (9.50m x 4.90m)

KITCHEN / DINER 13'5 x 13'2 (4.09m x 4.01m)

FIRST FLOOR - Landing

MASTER BEDROOM 19'7 x 13 (5.97m x 3.96m)

DRESSING ROOM 11'5 x 7'3 (3.48m x 2.21m)

EN-SUITE SHOWER ROOM 11'5" x 7'1" (3.48m x 2.16m)

BEDROOM 2 15'9 x 11'5 (4.80m x 3.48m)

BEDROOM 3 13 x 11'9 (3.96m x 3.58m)

OUTSIDE

Occupying an approximate quarter acre plot this impressive home boasts mature well maintained gardens to both the front and rear offering a perfect balance of greenery privacy and outdoor

living. To the front a generous gravelled driveway provides ample off road parking leading to detached double Garage with electric roller doors ideal for secure parking storage or workshop use. The rear garden is raised and landscaped with a wide variety of established trees shrubs and planting creating a peaceful and private environment. The rear garden backs directly onto open field offering truly stunning countryside views. The outside space completes the property's appeal providing a rare opportunity to enjoy rural charm with modern comfort.

SERVICES - All mains available

COUNCIL TAX - Band F

TENURE - Freehold



