



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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 PRIVATE CUL-DE-SAC LOCATION** • **5 BEDROOMS (MASTER EN-SUITE)** • **CLOSE TO MILES OF COUNTRYSIDE WALKS** • **GARAGE & GARDENS** • **DETACHED CHALET STYLE HOUSE** • **SPACIOUS ACCOMMODATION**

An impressive 4/5 Bedroom detached chalet style home well situated in a private cul-de-sac location within one of the most desirable areas of Shanklin, just off Victoria Avenue. The property is approximately 3/4 of a mile from the Upper High Street area of the town and the picturesque Old Village. Nearby there are many miles of delightful countryside walks and cycle tracks.

The property offers well-proportioned accommodation with features that include a large 26ft lounge leading into a conservatory, a well-fitted kitchen and a very spacious master bedroom with an en-suite shower room and walk-in wardrobe. Other benefits include gas fired central heating, off road parking and a garage.

We would recommend an internal viewing to fully appreciate the spacious accommodation. It comprises:-

GROUND FLOOR

RECESSED COVERED PORCH

ENTRANCE HALL

LIVING ROOM with DINING AREA 26'8 x 16'8
reducing to 11'11 (8.13m x 5.08m reducing to 3.63m)

CONSERVATORY 10'11 x 8'10 (3.33m x 2.69m)

KITCHEN 12'5 x 12'5 (3.78m x 3.78m)

UTILITY ROOM 9'4 x 6'1 (2.84m x 1.85m)

SHOWER ROOM

SITTING ROOM/BEDROOM 4 12'10 x 12'7 (3.91m x 3.84m)

OFFICE/BEDROOM 5 12'7 x 7'9 (3.84m x 2.36m)

FIRST FLOOR - Landing

BEDROOM 1 16'8 x 14'7 (5.08m x 4.45m)

EN-SUITE SHOWER ROOM

BEDROOM 2 13' x 12'7 (3.96m x 3.84m)

BEDROOM 3 14'4 x 13'4 (4.37m x 4.06m)

BATHROOM

OUTSIDE

Open plan Front Garden laid to grass with flowers and shrubs and steps down to the Entrance Terrace and a brickette Driveway leading to:

SINGLE GARAGE 18'1 x 9'9 (5.52m x 2.98m) with up and over door, lighting and power points, rear door to garden. Loft Area for storage with large hatch and lighting. Outside tap.

GARDEN with gated pathways on both sides of the property leading to an Enclosed Rear Garden. Shrubs with a raised patio and an area laid to grass. Other features include a corner decking area, a water tap and electric points.

TENURE - Freehold (to be confirmed)

SERVICES - All mains available

COUNCIL TAX - Band F



