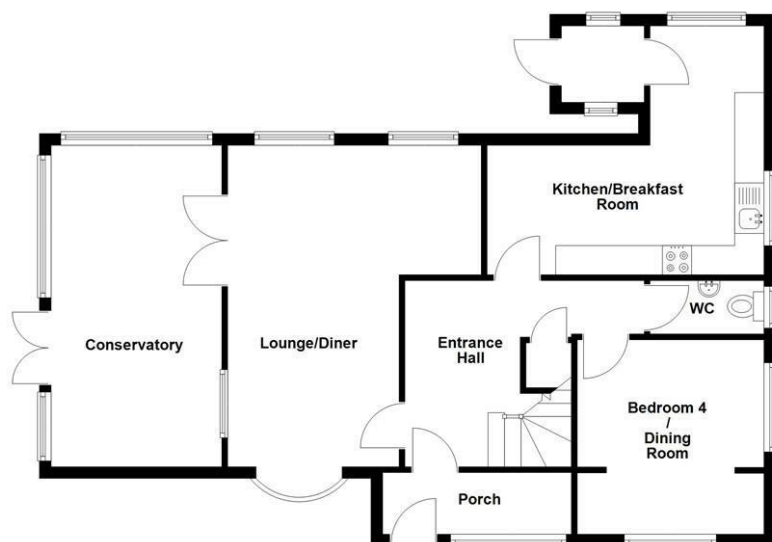
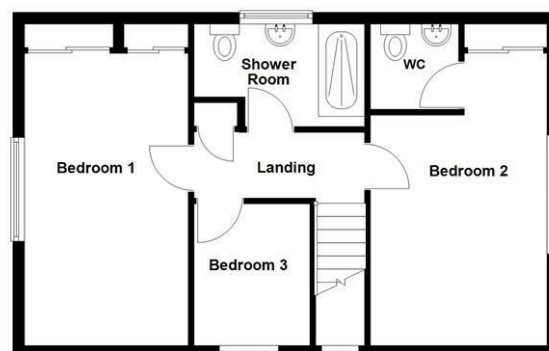


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		43
(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.

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• CHAIN FREE • DETACHED CHALET STYLE HOUSE • 3/4 BEDROOMS • GARAGE & PARKING • CLOSE TO BEACH • SOUGHT AFTER LOCATION

Offered Chain Free a rare opportunity to “put your stamp” on a deceptively spacious 3/4 bedroom chalet style house with, in our opinion, huge scope to alter the accommodation into a truly lovely contemporary style including a balcony off the main bedroom (subject to the necessary consents). The property is situated in the Highly desirable Yaverland area which in-turn offers an easy walk to sandy beaches, sailing and boat club, Cafes, Esplanade, countryside walks including Bembridge and Culver Down.

The property is situated approximately 1 mile from the main Town of Sandown with its shops amenities, medical centre and Leisure Centre - all on a bus service which is close by. The property sits on a corner plot with mature gardens wrapping around the property and a driveway leading to a detached Garage. We highly recommend an internal viewing of this property bursting with potential to really appreciate the size of the accommodation on offer.

Ground Floor

Enclosed Entrance Porch 10'7 x 3'8 (3.23m x 1.12m)

Entrance Hall

With store cupboard.

Cloakroom

With W/C and basin

Lounge/Diner 18'4 max x 14'3 max (5.59m max x 4.34m max)

With door leading to

Conservatory 18'4 x 9'7 (5.59m x 2.92m)

With door to garden.

Kitchen/Breakfast Room 15'7 x 14'0 max (4.75m x 4.27m max)

With built in electric hob and double electric oven.

Dining Room/Bedroom 4 9'10 x 11'10 (3.00m x 3.61m)

Stairs to first floor

Landing

with ceiling hatch to roof space and cupboard housing lagged cylinder with immersion.

Bedroom 1 15'5 ex wardrobes x 9'7 (4.70m ex wardrobes x 2.92m)

Bedroom 2 15'5 ex wardrobes/max x 9'11 (4.70m ex wardrobes/max x 3.02m)

En suite

W/C and Basin

Bedroom 3 8'7 x 6'5 (2.62m x 1.96m)

Shower Room

With walk in shower, basin and W/C

Outside

There are mature established gardens to three sides of the property being laid to lawn with shrubs, a shed and greenhouse to the rear garden. Driveway for one car leading to a

Detached Single Garage 19'3 x 8'4 (5.87m x 2.54m)

With up and over door, power and light with access door to rear garden.

Services

Mains electricity, water and drainage. Mains gas is in the road.

Tenure

Freehold

Council Tax

Band E



