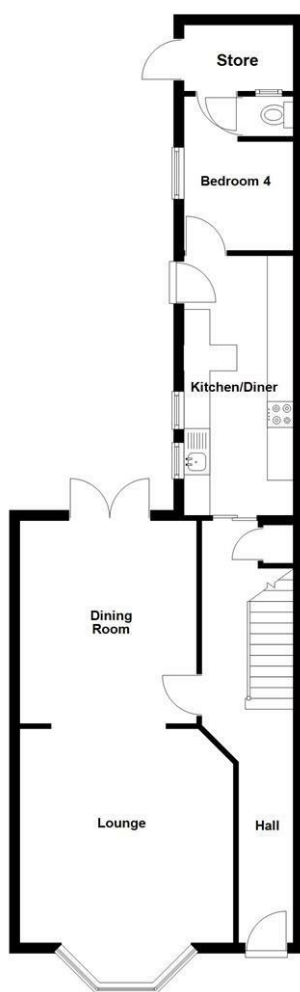


Ground Floor



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		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(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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• TOWN CENTRE LOCATION • CLOSE TO BEACH & ESPLANADE • 3/4 BEDROOMS • SPACIOUS
ACCOMMODATION • COURTYARD GARDEN • CHAIN FREE

Offered Chain free! Situated in the heart of Sandown town centre and within walking distance of the Esplanade and Beach this spacious period home really must be seen. Retaining some original features and warmed by gas central heating the property benefits from 3/4 Bedrooms, Lounge opening to a Dining Room, Kitchen/Diner and Bedroom 4/Office served by a WC. Upstairs is a further 3 Bedrooms with the main bedroom having an En-Suite Bathroom, Shower Room and Balcony off Bedroom 2. Outside is a lovely Courtyard Garden with mature planting and outside store. We would recommend a viewing to appreciate the spacious accommodation on offer.

ENTRANCE HALL

LOUNGE 16'7 into bay x 13'7 (5.05m into bay x 4.14m)

Bay window to front with Sea Glimpse

DINING ROOM 11'11 x 10' (3.63m x 3.05m)

Double doors to rear garden

KITCHEN/DINER 16'6 x 8'4 (5.03m x 2.54m)

Door to garden

UTILITY/BEDROOM 4 9'10 max x 8'6 max (3.00m max x 2.59m max)

With WC

FIRST FLOOR - Landing

BEDROOM 1 16'7 into bay x 13'4 reducing to 10'9 (5.05m into bay x 4.06m reducing to 3.28m)

Bay window to front with Sea Glimpse

EN-SUITE BATHROOM 7'10 x 6'1 (2.39m x 1.85m)

BEDROOM 2 11'11 x 9'11 (3.63m x 3.02m)

With door off to;

BALCONY 9'7 x 7'11 (2.92m x 2.41m)

With power and light

BEDROOM 3 10'5 x 8'4 (3.18m x 2.54m)

SHOWER ROOM 3'5 x 9'8 (1.04m x 2.95m)

With WC

OUTSIDE

Front - Small garden enclosed by hedging.

Rear - Courtyard garden laid to patio with mature raised boards. Store Room to rear.

COUNCIL TAX - Band C

SERVICES - All mains available

TENURE

Leasehold - held on the balance of a 900 year lease from 1876. Ground Rent - £16 per annum.



