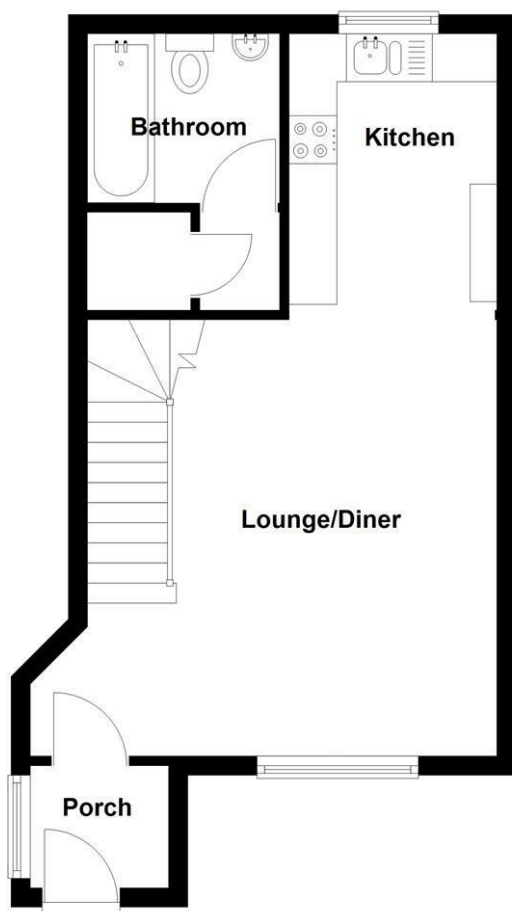
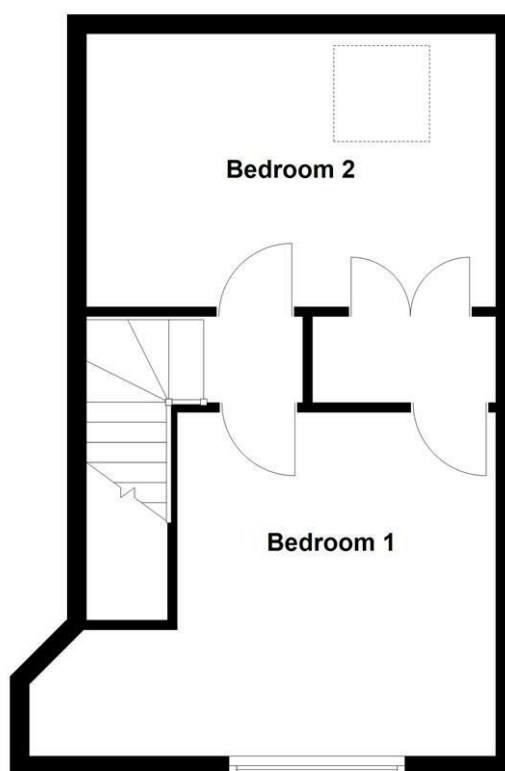


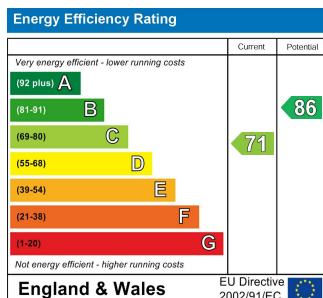
Ground Floor



First Floor



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.

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- CHAIN FREE • LOVELY PERIOD FEATURES • CONVERTED OLD SCHOOL HOUSE • CLOSE TO TOWN AND BEACH • ALLOCATED OFF ROAD PARKING • COURTYARD GARDENS

Chain Free! Forming part of what once was a characterful old school house with many individual features this beautifully presented 2 bedroom cottage really must be seen. Situated in a tucked away spot just off the main town of Sandown and within walking distance of the Esplanade/Beach and Train Station. Benefits include allocated Off Road Parking, Lounge/Diner and well presented Kitchen and Bathroom suites. The cottage is warmed by gas central heating and has a charming courtyard style Garden to the front. To fully appreciate this lovely cottage we would recommend an internal viewing.

ENTRANCE PORCH

LOUNGE/DINER 16' reducing to 13'4 x 14'11 (4.88m reducing to 4.06m x 4.55m)

KITCHEN 9'5 x 7' (2.87m x 2.13m)

With gas boiler, integrated oven and grill, counter top gas stove, under counter dishwasher, fridge and freezer

LOBBY

With utility cupboard

BATHROOM 6'5 x 5'9 (1.96m x 1.75m)

With shower over bath, wash basin and WC

FIRST FLOOR

Landing

BEDROOM 1 14'10 into recess reducing to 10'2 x 11'5 (4.52m into recess reducing to 3.10m x 3.48m)

Stunning exposed original beams and wardrobe cupboard

BEDROOM 2 13'11 x 9'3 (4.24m x 2.82m)

Stunning exposed original beams and wardrobe cupboard

OUTSIDE

To the front of the property is a lovely courtyard style garden mainly laid to shingle and enclosed by picket fencing. The property also has one allocated parking space.

COUNCIL TAX

Band B

TENURE

Freehold (to be confirmed)

SERVICES

All mains are available



