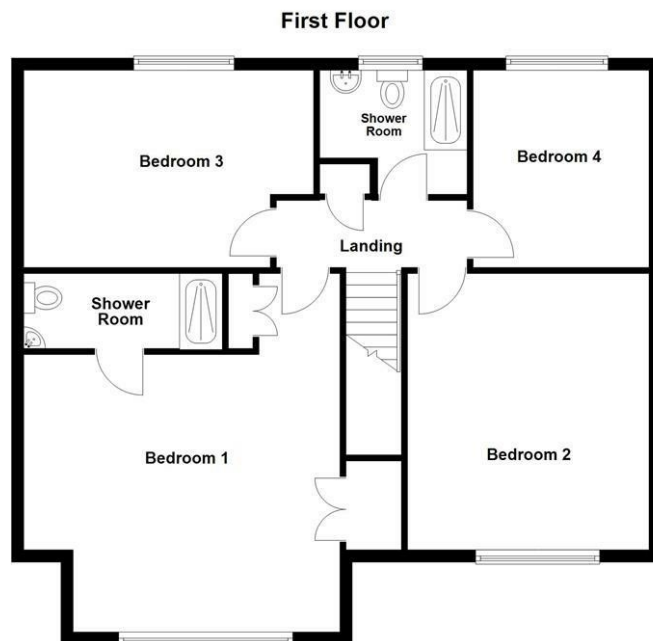
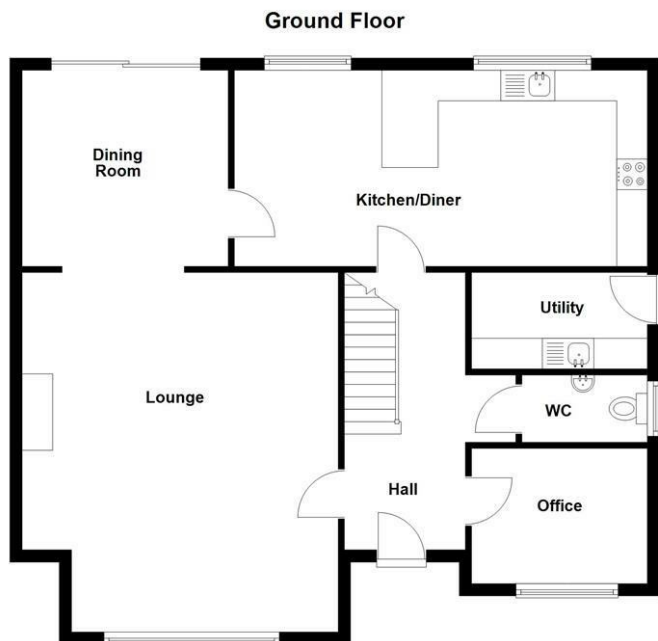




Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 79      | 83        |
| 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](mailto: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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• SUPERB DETACHED RESIDENCE • FOUR BEDROOMS • MASTER EN-SUITE • RE-FITTED KITCHEN AND  
SHOWER ROOM SUITES • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • DOUBLE  
GARAGE • ENCLOSED REAR GARDEN • DELIGHTFUL BACKGROUND VIEWS • OUTSKIRTS OF TOWN

An attractive detached house forming part of a small development of individually designed properties and offering convenient access to the town centre and amenities, being just over 1 mile distant and nearby there are many miles of delightful countryside walks and bicycle tracks.

The well presented property offers spacious accommodation and the current owners have upgraded the Kitchen and Bathroom suites within the last five years. Additional features include; gas fired central heating, uPVC double glazed windows, a double Garage, an enclosed rear garden and lovely background views of the surrounding countryside from the rear elevations.

To fully appreciate this lovely home, we would recommend an early viewing. It comprises:

#### GROUND FLOOR

Recess covered entrance with composite front door.

#### ENTRANCE HALL

Stairs with attractive handrail and spindles with useful understairs storage cupboard.

#### CLOAKROOM

With low level WC and hand basin.

**LOUNGE 19'1 max x 14'5 max (5.82m max x 4.39m max)**

With feature fireplace with inset gas fire.

Square arch opening to

**DINING ROOM 10'5 x 11'1 (3.18m x 3.38m)**

With double glazed sliding door to rear garden. Door leading to

**KITCHEN/BREAKFAST ROOM 19'8 x 10'5 (5.99m x 3.18m)**

Comprehensively fitted with integrated dishwasher, electric hob, oven with extractor unit over. Door to

**UTILITY ROOM 9'7 x 5'2 (2.92m x 1.57m)**

With Valliant gas fired boiler (fitted in September 2023). Door to outside.

**OFFICE 9'7 x 7'4 (2.92m x 2.24m)**

Stairs to First Floor and Landing, with built-in cupboard with hot water cylinder.

**BEDROOM 1 14'11 max exclusive of door recess x 14'6 max (4.55m max exclusive of door recess x 4.42m max)**

Two built-in wardrobe areas. Door to

#### EN-SUITE SHOWER ROOM

With shower, wash basin and WC. Heated towel rail.

**BEDROOM 2 14'8 x 12'11 (4.47m x 3.94m)**

**BEDROOM 3 10'5 x 11'0 max (3.18m x 3.35m max)**

**BEDROOM 4 9'4 x 10'5 (2.84m x 3.18m)**

#### SHOWER ROOM/WC

With walk in shower, basin and WC.

#### OUTSIDE

Block paved driveway leading to double Garage (18'4 x 18'7) with twin remote control roller doors, power, light and access door to garden. Auto lighting. The front/side garden is mainly laid to lawn and gate leading to enclosed rear garden being mainly laid to lawn with a patio area off the Dining Room.

#### SERVICES

All mains are available.

#### TENURE

Freehold

#### COUNCIL TAX

Band F



