

Ground 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	71	74
(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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- TWO BED BUNGALOW • AVAILABLE 11/12/2025 • MODERN KITCHEN • PARKING • COURTYARD GARDEN • CLOSE TO TOWN • LONG LET

TWO BEDROOM BUNGALOW offering easy access to the town centre and beach/esplanade. Gas fired central heating and uPVC double glazing. Entrance Hall, L-Shaped Lounge/Diner, Kitchen, Bathroom, Two Bedrooms. Outside: Small Courtyard Area, Allocated Parking for one car.

EPC Rating: C. Council Tax Band: B. Rent excludes the tenancy deposit and any other permitted payments. Please contact us for further information or visit our website. Deposit payable is £1032.

GLAZED PANEL REPLACEMENT SIDE ENTRANCE DOOR TO:

Council tax band B

ENTRANCE HALL

L-Shaped. With two skylights. Radiator.

LOUNGE/DINER 17'2 x 14'4 (5.23m x 4.37m)

L-Shaped. With two radiators.

BEDROOM ONE 7'9 x 11'11 (2.36m x 3.63m)

With wash-basin and tiled splash-back. Radiator. Built-in cupboard.

BATHROOM/WC

White suite comprising: Panelled bath with mixer tap & shower attachment over. Glazed shower screen. Pedestal wash-basin. Low level WC. Tiled recess and extractor unit.

BEDROOM TWO 11'9 x 7'10 (3.58m x 2.39m)

With radiator and fitted wardrobes.

EN-SUITE CLOAKROOM

With pedestal wash-basin. Low level WC.

KITCHEN 7'10x 8'9 (2.39mx 2.67m)

With single stainless steel sink unit with mixer tap inset in laminate worktops. Range of beech faced effect wall & base units. Inset 4 ring electric hob with electric oven under and extractor unit over. Space for under-counter fridge & freezer. Plumbing for washing machine. Tiled splash-backs. Radiator.

OUTSIDE

To the front of the property there is a small courtyard area and allocated parking for one car.

COUNCIL TAX



