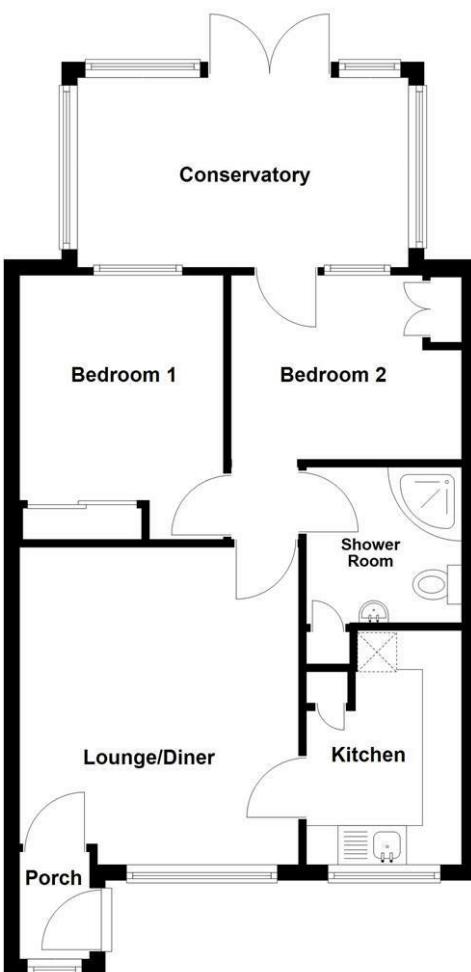


## Ground Floor



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		74	81
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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- CHAIN FREE • 2 BEDROOM BUNGALOW • CONSERVATORY • AMPLE PARKING & PRIVATE GARDENS • CLOSE TO CLIFF PATH • POPULAR LOCATION

\*\*\*CHAIN FREE\*\*\* A super 2 Bedroom Terrace Bungalow forming part of the popular Sea Close development and being well situated on the borders of Lake and Shanklin. The Cliff Path which leads to the wonderful sandy Beaches is a convenient short walk away, as is the main Bus services.

The accommodation benefits from gas fired central heating and part replacement uPVC double glazed doors and windows and would seem ideal for those seeking a quieter lifestyle. Features include Kitchen, Shower Room, Lounge/Diner, Conservatory to the rear, an enclosed Garden and ample Off Road Parking. Visitors parking is also available. To fully appreciate the accommodation we would recommend an internal viewing.

#### ENTRANCE PORCH

LOUNGE/DINER 13'5 max x 11'9 (4.09m max x 3.58m)

KITCHEN 9'10 x 6'6 (3.00m x 1.98m)

BEDROOM 1 10'7 x 8'9 (3.23m x 2.67m)

BEDROOM 2 9'7 x 7'8 (2.92m x 2.34m)

CONSERVATORY 13'11 x 8' (4.24m x 2.44m)

#### OUTSIDE

FRONT: Driveway providing ample off road parking.

REAR: The rear garden is mainly laid to lawn with a variety of mature shrubs and enclosed by wooden fencing. Gate at the rear providing access to an additional parking area for residents and visitors.

#### TENURE - Freehold

The communal areas are maintained by a residents management association and the current charge is £150 per annum.

#### COUNCIL TAX - Band B

#### SERVICES - All mains available

