



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>                            |  |                         | 79        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 59                      |           |
| (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>                  |  | 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.

LOVE WHERE YOU LIVE

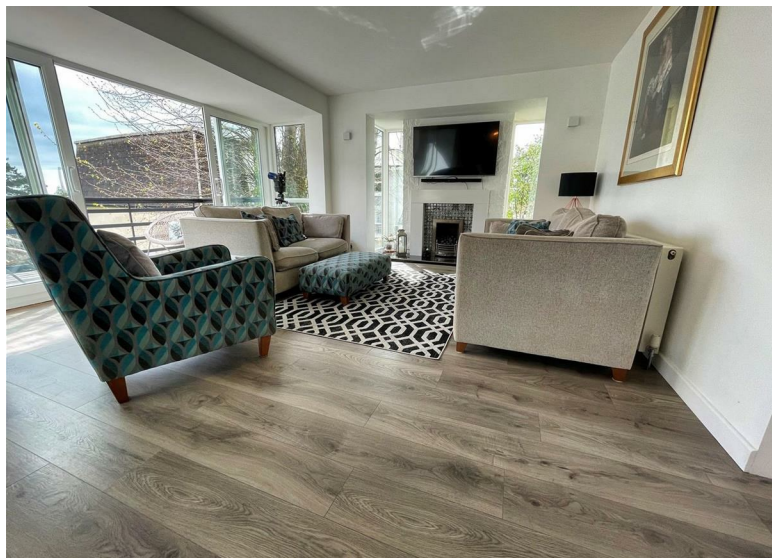
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- **THREE STORY DETACHED PROPERTY** • **4 BEDROOMS** • **PARKING FOR 2-3 CARS** • **GARDEN** • **MASTER EN SUITE** • **BALCONY WITH BACKGROUND SEA VIEWS**

An individual, detached, split-level house being well located and offering convenient access to the town centre shops and amenities, the picturesque Old Village with a selection of bars and restaurants and the tranquil Tower Gardens. Also close by are the sandy beaches on Shanklin Esplanade.

The deceptively spacious accommodation benefits from gas fired central heating and replacement uPVC double glazed windows virtually throughout and outside there is a terraced style garden to the front and a roller gate providing access to a parking area for 2-3 cars.

The well presented accommodation should be viewed internally to be fully appreciated. It comprises:

#### GROUND FLOOR

**ENTRANCE HALL/DINING AREA 11'6 max x 19'1 max (3.51m max x 5.82m max)**

**BEDROOM 3 9'11 square (3.02m square)**

**BEDROOM 4 9'10 square (3.00m square)**

#### STAIRS TO

Lower Ground Floor with lobby area providing access to

#### TWO STORE AREAS

being approximately 10' square each, further store cupboard

#### CLOAKROOM

with WC.

**MASTER BEDROOM 14'11 max x 11' average (4.55m max x 3.35m average)**

with en suite shower room.

**BEDROOM 2 11'2 x 9' 11 (3.40m x 2.74m 3.35m)**

#### BATHROOM/WC

#### STAIRS TO UPPER FLOOR

**SITTING ROOM/KITCHEN 30'7" exc of side bay x 11'10" extending to 15' (9.32m exc of side bay x 3.61m extending to 4.57m)**

A superb open plan area with the sitting room providing access to a balcony 12'9 x 5'10 with background sea views. Feature breakfast bar area.

#### OUTSIDE

As mentioned, there is a roller gate providing access to a block paved parking area for 2-3 cars. Enclosed front garden with lawn area and lower terrace area. Steps leading down to the lower ground floor being laid to concrete and access to a further store area being approximately 12'x10' with wall hung gas fired Vaillant boiler. Outside tap.

#### SERVICES

All mains available.

#### TENURE

Freehold.

#### COUNCIL TAX

Band D.



