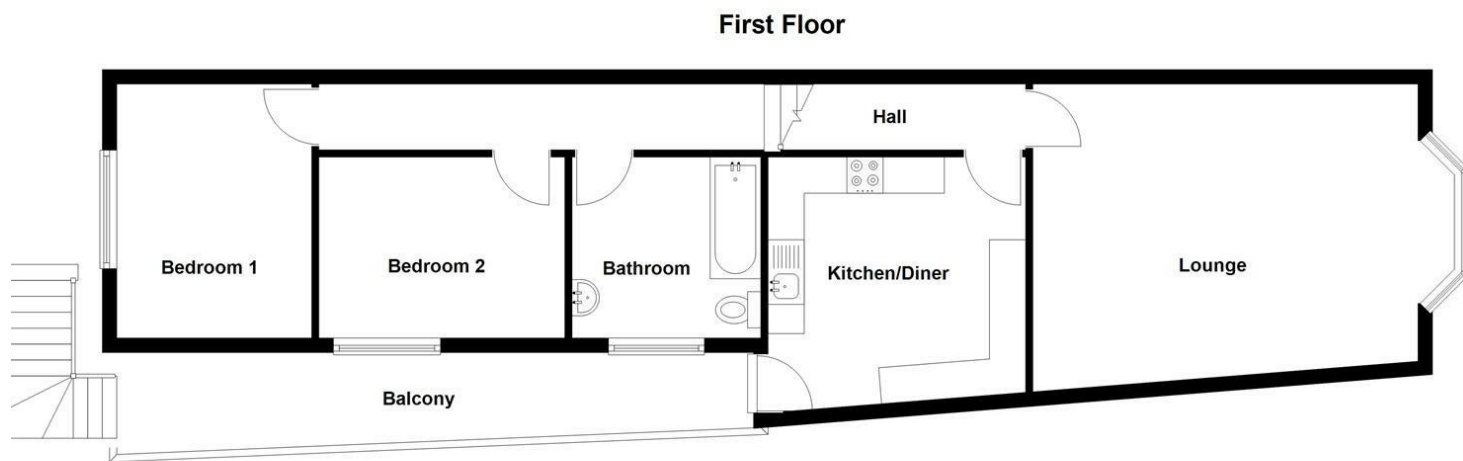




Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	73
(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

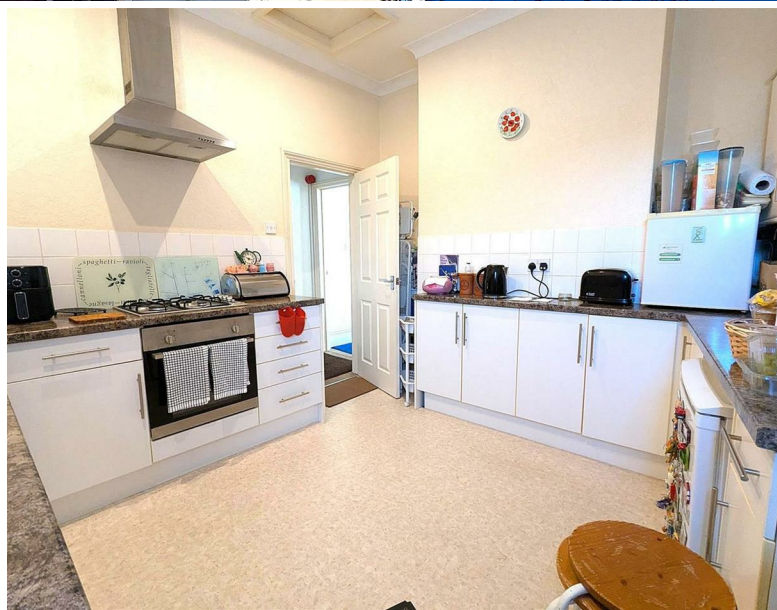
46 REGENT STREET
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- PRIVATE ENTRANCE & BALCONY/TERRACE AREA • CHAIN FREE • GAS CENTRAL HEATING & UPVC DOUBLE GLAZED • SPACIOUS ACCOMMODATION • TOWN CENTER LOCATION & CLOSE TO BEACH • 2 BEDROOMS

Situated in the heart of Shanklin town centre and within walking distance of the many amenities and Beach/Esplanade this spacious 2 Bedroom first floor flat really should be seen. The property benefits from a private entrance and Terrace/Balcony area with a westerly aspect, gas fired central heating and uPVC double glazed windows and doors. Further benefits include good sized Lounge and Kitchen and bathroom with white suite. We feel the property would be suitable for both investment and first time buyers and would welcome a viewing to appreciate the size of the accommodation on offer.

OUTSIDE STAIRCASE -

Leading to the private entrance door.

KITCHEN/DINER 11'8 max x 11'7 max (3.56m max x 3.53m max)

ENTRANCE HALL

LOUNGE 18'5 into bay window x 13'6 max (5.61m into bay window x 4.11m max)

BATHROOM

Fitted three piece white suite

BEDROOM 2 11'2 x 8'8 (3.40m x 2.64m)

BEDROOM 1 11'8 x 8'10 (3.56m x 2.69m)

OUTSIDE

The property is accessed via a staircase leading to Balcony Terrace area which is private to the property.

COUNCIL TAX - Band A

SERVICES - All mains available

TENURE - Leasehold

We understand the flat will be held on the balance of a new 999 year lease with a 50/50 split on insurance and any repair works needed on the building.



