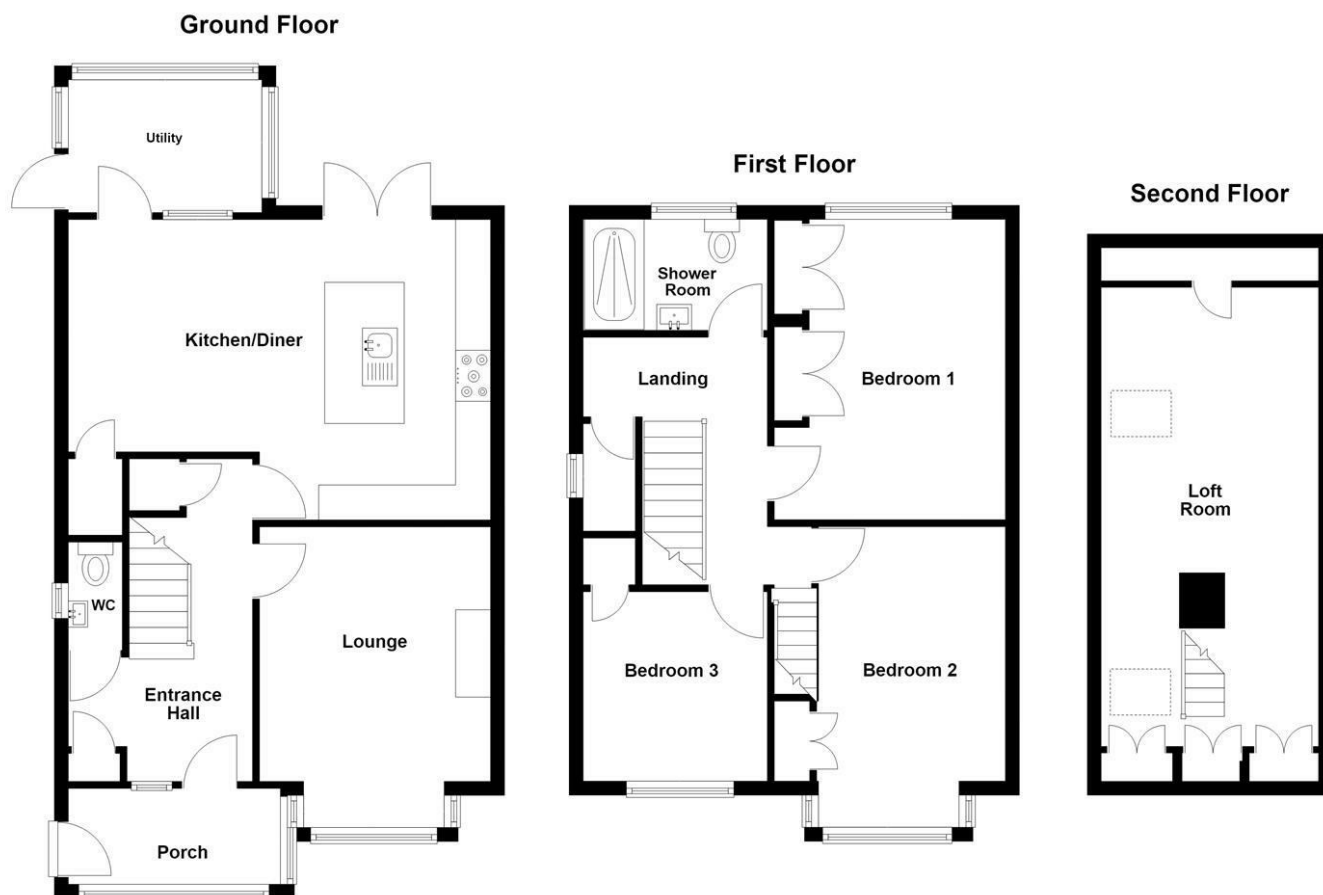
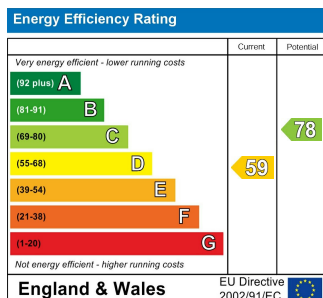




Floorplans are not to scale and for guidance only



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
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



49
NEWPORT ROAD
LAKE
PO36 9LP

£279,950



01983 868 333
www.arthur-wheeler.co.uk



• CHAIN FREE • LARGE GARDEN • 3 BEDROOMS & LOFT ROOM • OPEN PLAN KITCHEN
FAMILY ROOM • CLOSE TO AMENITIES • SPACIOUS ACCOMMODATION • SUPERB FAMILY

HOME

****CHAIN FREE!**** A superb 3 bedroom (and loft room) detached house being well situated within close proximity of the local shops, railway halt with its mainland passenger links via the Ryde Catamaran, Hovercraft and other amenities. Also nearby is the cliff path which in turn provides access down to the sandy beaches. Within the Lake/Sandown area there are primary and secondary schools and medical centre. The property has been upgraded and improved to give it a lovely contemporary feel and benefits include gas fired central heating, UPVC framed double glazed windows, a superb Kitchen/Diner and outside there is a mature private garden. To truly appreciate the well presented and deceptively spacious accommodation we would recommend an internal viewing. It comprises:-

PORCH

ENTRANCE HALL 15'2 x 8'8 (4.62m x 2.64m)

LOUNGE 14'8 into bay x 10'10 (4.47m into bay x 3.30m)

KITCHEN/DINER 20'2 max x 14'1 reducing to 10'6 (6.15m max x 4.29m reducing to 3.20m)

UTILITY ROOM 9'1 x 6'2 (2.77m x 1.88m)

SEPARATE WC

FIRST FLOOR - Landing

BEDROOM 1 14'2 x 10'11 (4.32m x 3.33m)
Fitted wardrobe cupboards

BEDROOM 2 14'6 into bay x 10'11 reducing to 8'7 (4.42m into bay x 3.33m reducing to 2.62m)
Fitted wardrobe cupboards

BEDROOM 3 8'11 x 8'11 (2.72m x 2.72m)
Fitted wardrobe cupboards

SHOWER ROOM 8'9 x 5'2 (2.67m x 1.57m)

SECOND FLOOR

LOFT ROOM 22'3 10'2 (6.78m 3.10m)
Reduced height

OUTSIDE

Front: Courtyard style garden to the front with flower borders. Gated side access to;
Rear: The rear garden is mainly laid to lawn and

enclosed by wooden fencing. Mature shrubs and trees and patio area. To the rear of the garden is a path exiting on to Manor Road.

COUNCIL TAX - Band D

TENURE - Freehold

SERVICES - All mains available

