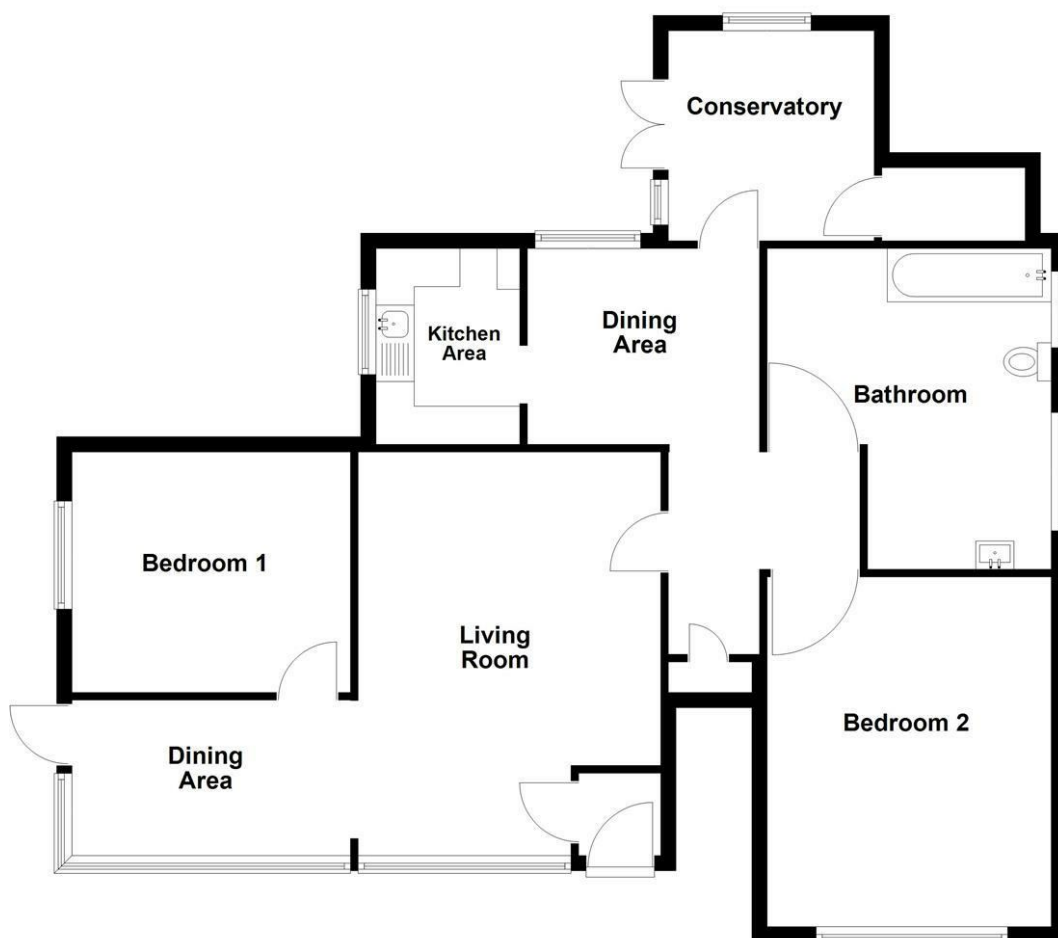


## Floor Plan



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

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• TWO BEDROOMS • PRIVATE GARDEN • DRIVEWAY PARKING • GROUND FLOOR • CLOSE TO TOWN • CONVENIENT LOCATION • WALKING DISTANCE TO SCHOOLS • GREAT TRANSPORT LINKS

This well presented two bedroom Maisonette offers comfortable living in a highly convenient and desirable location. Benefiting from it's own private entrance, the property features a bright and spacious interior, ideal for first time buyers, downsizers and investors. The home also benefits from a private garden and a driveway. Inside, the accommodation includes a welcoming living area, a kitchen diner and the two good sized bedrooms. Ideally situated close to reputable schools, the property is also within easy reach of the nearby town centre and Sandown Beach. To fully appreciate the accommodation we would recommend an internal viewing. It comprises:

**ENTRANCE HALL 3'02 x 3'07 (0.97m x 1.09m)**

**LIVING ROOM 18'01 x 13'06 (5.51m x 4.11m)**

**DINING AREA 12'09 x 6'08 (3.89m x 2.03m)**

**BEDROOM ONE 10'04 x 10'11 (3.15m x 3.33m)**

**BEDROOM TWO 13'11 x 7'04 (4.24m x 2.24m)**

**DINING AREA 7'04 x 10'4 (2.24m x 3.15m)**

**KITCHEN 5'11 x 8'04 (1.80m x 2.54m)**

**CONSERVATORY 8'10 x 9'07 (2.69m x 2.92m)**

#### **OUTSIDE**

Driveway parking to the front with Garden, side access to a large rear Garden with part Patio/Slate but mainly laid to lawn.

#### **SERVICES**

All mains are available

#### **TENURE**

Leasehold - Share of Freehold - 999yrs from 2017

#### **COUNCIL TAX**

Band B

