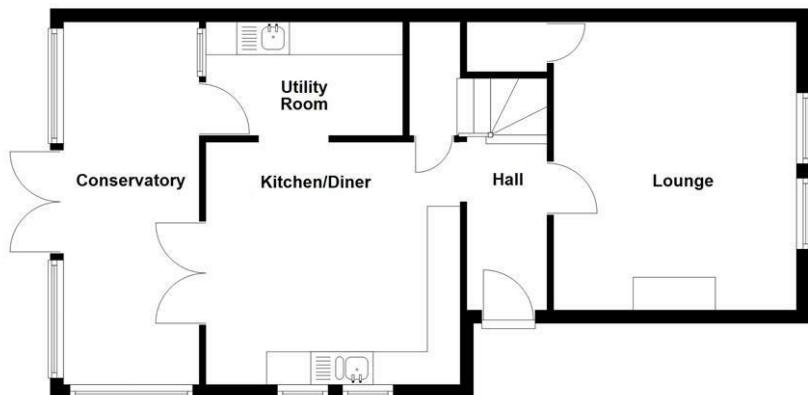


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



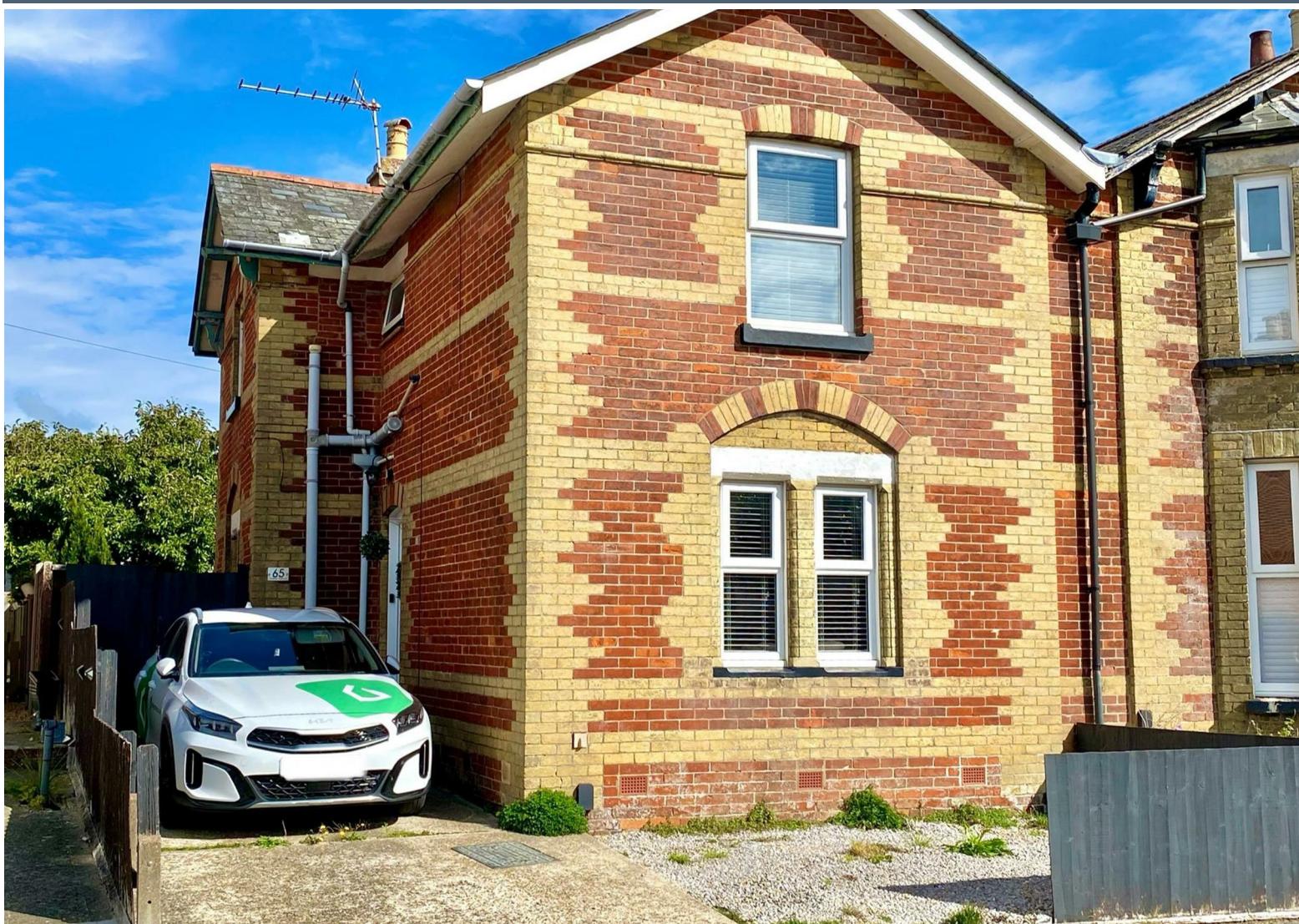
65

STATION AVENUE

SANDOWN

PO36 8HL

£300,000



01983 868 333

www.arthur-wheeler.co.uk



- OFF ROAD PARKING • WELL PRESENTED • CLOSE TO TOWN AND BEACH • KITCHEN/DINER & UTILITY ROOM • 3 BEDROOMS • MUST SEE

Situated within walking distance of the super sandy Beaches and Esplanade walks this beautifully presented 3 bedroom house really must be seen. The current vendors have renovated the property to, in our opinion, a high standard and offers comfortable family living. Benefits include Kitchen Diner with recently fitted suite opening to a Utility room and Conservatory off the rear. Feature staircase leading to a galleried landing, 3 Bedrooms and Bathroom again with a recently re-fitted suite. The property is warmed by gas central heating and has uPVC double glazed windows. Outside is Off Road Parking for two vehicles and beautiful mature Gardens to the rear. We highly recommend a viewing of this spacious family home.

ENTRANCE HALL

LOUNGE 14'5 x 12'2 (4.39m x 3.71m)

KITCHEN DINER 12'8 x 12'1 (3.86m x 3.68m)

CONSERVATORY 18'1 x 5'9 (5.51m x 1.75m)

UTILITY ROOM 8'7 x 5'9 (2.62m x 1.75m)

FIRST FLOOR - Half landing

With storage cupboard housing the gas fired combination boiler

GALLARIED LANDING

BEDROOM 1 14'5 x 12'2 (4.39m x 3.71m)

BEDROOM 2 9'1 max x 9'11 excluding door recess (2.77m max x 3.02m excluding door recess)

BEDROOM 3 8'11 x 6'3 (2.72m x 1.91m)

BATHROOM

3 piece white suite

OUTSIDE

FRONT: Off road parking for two cars enclosed by dwarf fencing. Gated side access to;

REAR: The rear garden is mainly laid to lawn with mature planting and enclosed by fencing.

TENURE

Freehold

COUNCIL TAX

Band C

SERVICES

All mains available

