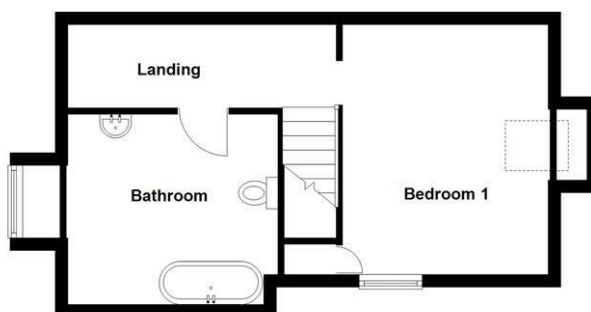


### Ground Floor



### First Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <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>                  | 70      | 79        |
| 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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[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



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• CHAIN FREE • DETACHED CHALET BUNGALOW • THREE BEDROOMS • TWO BATHROOMS • UPVC DOUBLE GLAZED WINDOWS • DRIVEWAY FOR TWO CARS • ENCLOSED REAR GARDENS • NON-ESTATE LOCATION • GAS CENTRAL HEATING

Offered chain free, a superb detached individual chalet bungalow occupying a non-estate location and being just under 1 mile from the town centre and about a 1/2 mile from the local supermarkets. The accommodation has been upgraded and extended in recent years and benefits include gas fired central heating and replacement uPVC double glazed windows. Outside there is parking for 2 cars and an enclosed garden to the rear with a feature wooden deck area.

We would recommend an internal viewing to fully appreciate the property. It comprises:

#### GROUND FLOOR

Recessed entrance with front door to

#### ENTRANCE HALL

With understairs storage cupboard

**BEDROOM TWO 13'5 into bay x 11'10 (4.09m into bay x 3.61m)**

**BEDROOM THREE 10'11 x 10'11 (3.33m x 3.33m)**

#### SHOWER ROOM

With walk-in shower, wash basin, WC & heated towel rail.

**LOUNGE/DINER AREA 19'6 x 10'10 (5.94m x 3.30m)**

With feature lantern roof and french doors to the rear. L-shaped open plan lounge/diner & kitchen.

**KITCHEN AREA 10'10 x 10'11 (3.30m x 3.33m)**

With electric hob, oven with extractor over. Integrated washing machine, dishwasher and fridge freezer. Cupboard housing gas fired boiler.

Stairs leading to

#### FIRST FLOOR

With under eaves storage and ideal for desk and chair area.

**BEDROOM ONE 10'5 x 13'10 (3.18m x 4.22m)**

With Velux window, background countryside views and sloping ceiling.

#### BATHROOM

With bath, vanity wash basin and WC. Heated towel rail. Velux windows and sloping ceiling.

#### OUTSIDE

Block paved hard standing providing parking for two cars. Moderate front garden and to the rear there is an enclosed garden with feature raised decked terrace with the remainder of the garden being laid to lawn from the shed.

#### SERVICES

All mains are available

#### TENURE

Freehold

#### COUNCIL TAX

Band D

