

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			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		40	
(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

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PO37 7AA

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SHANKLIN
PO37 7NR

£165,000



01983 868 333
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- CHAIN FREE • PRIVATE GARDEN & ENTRANCE • 2 DOUBLE BEDROOMS • TOWN CENTRE
- LOCATION • OFF ROAD PARKING • SPACIOUS ACCOMMODATION

****CHAIN FREE**** Situated in the heart of Shanklin and within easy reach of the town centre amenities, Beach/Esplanade and pretty "Old Village" area, this superb 2 bedroom maisonette really must be seen to be appreciated. The spacious accommodation is located on the first floor and is accessed via its own private entrance. The property has been upgraded in recent times and benefits include; Lounge, two double Bedrooms, Kitchen/Diner and Bathroom. Outside the property benefits from Driveway for one car and a lovely private Garden. We feel the property would suit multiple uses and highly recommend an internal viewing. The property comprises;

Steps up ;

PORCH - With private door to;

ENTRANCE HALL

Runs the length of the property.

LOUNGE/DINER 14'8 x 12 (4.47m x 3.66m)

Bay window to front

KITCHEN/DINER 12' x 8'4 (3.66m x 2.54m)

BEDROOM 1 14'8 x 12 (4.47m x 3.66m)

With bay window to front

BEDROOM 2 12' x 11'11 (3.66m x 3.63m)

BATHROOM 6'8 x 5'9 (2.03m x 1.75m)

SEPARATE WC

OUTSIDE

Front: To the front of the property is a driveway providing Off Road Parking for one car. Gated side access to;

Rear; To the rear is a private and enclosed garden which is mainly laid to artificial grass and patio with pergola and raised seating area.

TENURE: Leasehold

LEASE LENGTH: 159 years remaining

GROUND RENT: Peppercorn

COUNCIL TAX: Band B

SERVICES

Mains Drainage - Water - Electricity



