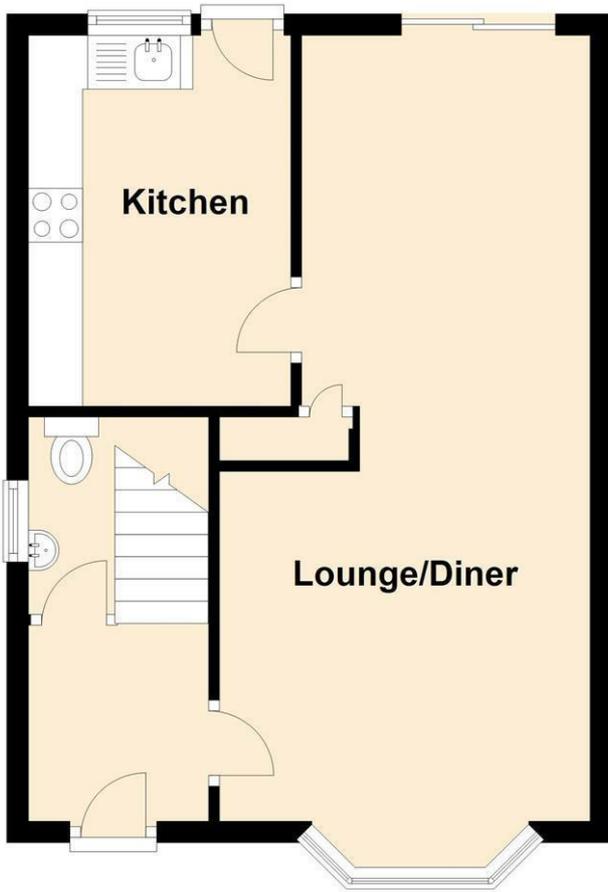
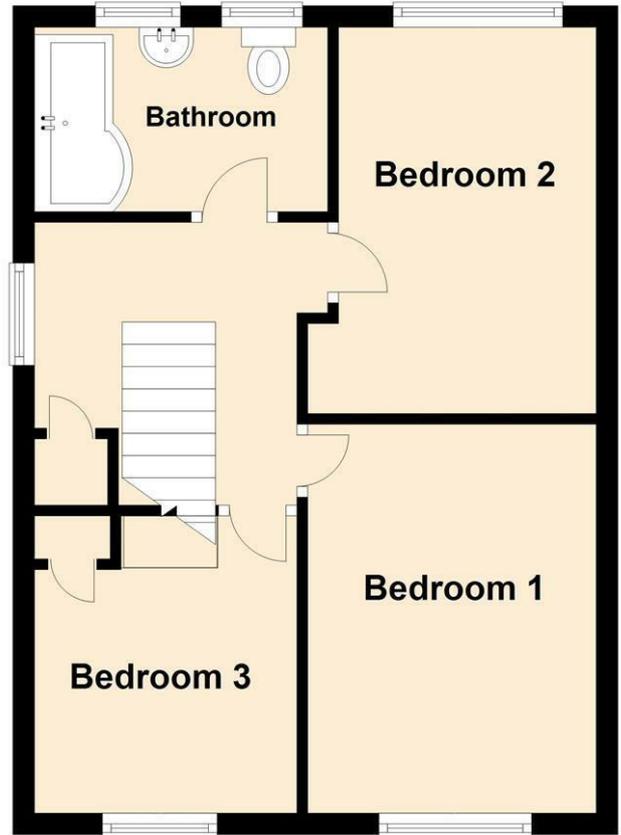


Ground Floor



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		81
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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

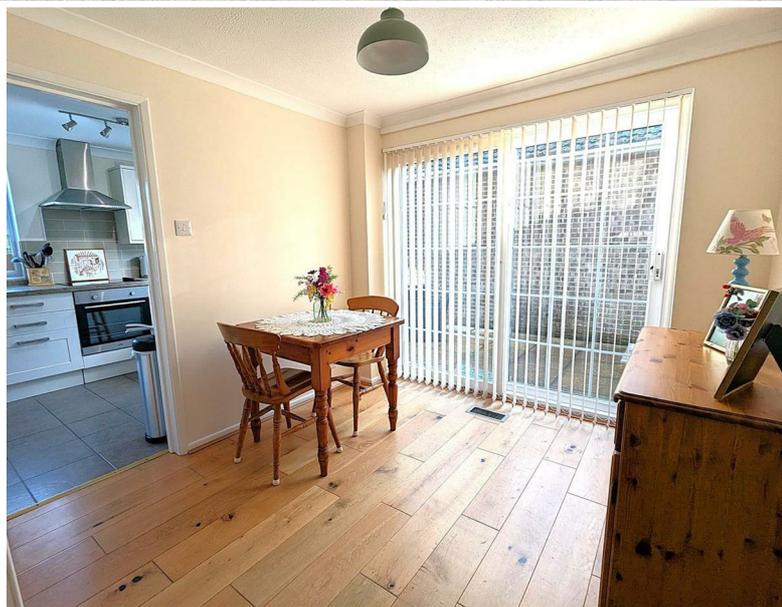
46 REGENT STREET
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• CLOSE TO CLIFF PATH • GARAGE & PARKING • POPULAR MAGNUM HALL DEVELOPMENT • UPVC DOUBLE GLAZED & GAS CENTRAL HEATING • MATURE GARDENS & PATIO AREA • 3 BEDROOM END TERRACE HOUSE

An end of terrace house forming part of the popular Magnum Hall Georgian Style Mews that is well located on the corner of Sandown Road and Howard Road which has a direct access to the Cliff Path. Nearby there is a convenience store and access to the cliff path walk with its lovely sea views. Also nearby, being an approximate half of a mile, are the Town Centre shops and amenities and the Beach and Esplanade.

The property benefits from uPVC double glazing, a gas warm air central heating system, a garden and an allocated garage with parking to the front of the garage. It should also be noted that the accommodation has had some recent redecoration and carpets to the stairs, landing and bedrooms. It comprises;

GROUND FLOOR

ENTRANCE HALL

SEPERATE WC

With two piece suite

LOUNGE/DINER

LOUNGE 14'11 into bay x 11'3 (4.55m into bay x 3.43m)

DINING AREA 8'10 x 8'10 (2.69m x 2.69m)

Sliding patio door to rear garden

KITCHEN 10'9 x 7'11 (3.28m x 2.41m)

Door to rear garden

FIRST FLOOR

LANDING

Airing cupboard with storage

BEDROOM 1 12' x 8'7 (3.66m x 2.62m)

BEDROOM 2 11'10 x 8'2 (3.61m x 2.49m)

BEDROOM 3 8'6 x 7'1 exc of door recess (2.59m x 2.16m exc of door recess)

With built in wardrobe

OUTSIDE

Garden to the front and the side being mainly laid to grass with patio area and planted with mature trees and shrubs. Outside tap. Side gate leading to enclosed courtyard area with access gate leading to garage block and the house has one allocated single GARAGE with up and over door and parking to the front of the Garage.

SERVICES - All mains available

TENURE - Freehold

COUNCIL TAX - Band C



