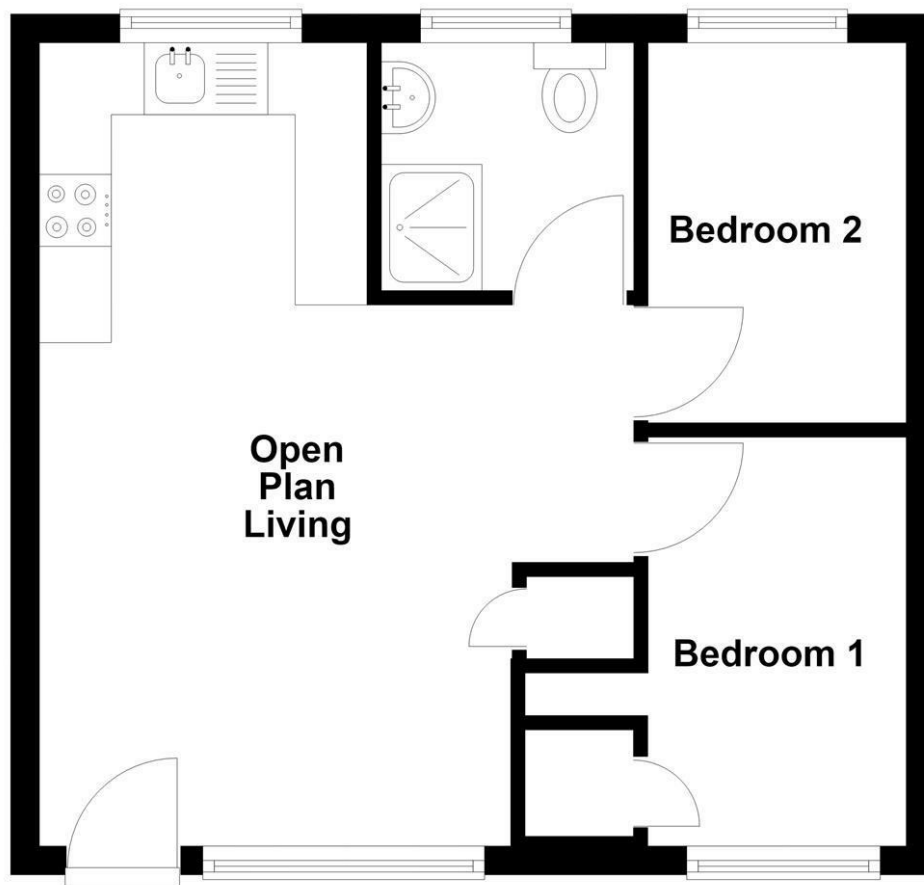
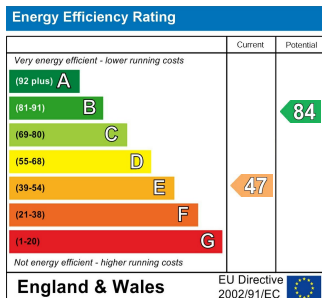


# Ground Floor



Floorplans are not to scale and for guidance only



## 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.

LOVE WHERE YOU LIVE

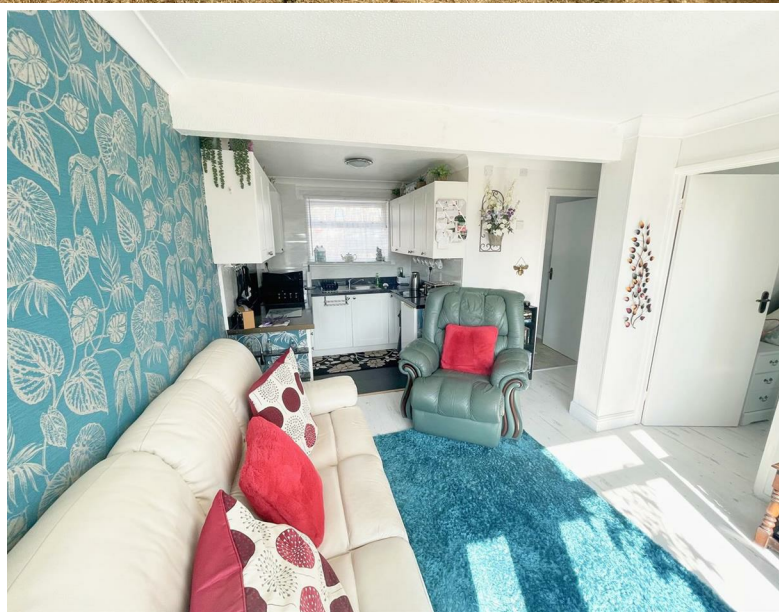
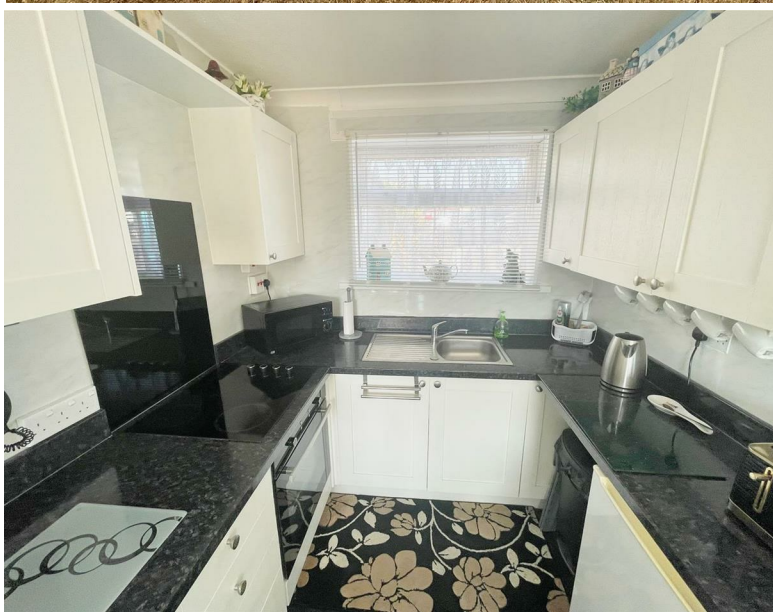
46 REGENT STREET  
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01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
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192 SANDOWN BAY HOLIDAY CENTRE  
YAVERLAND ROAD  
SANDOWN  
PO36 8QP

£47,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



• SUPERB HOLIDAY CHALET • CHAIN FREE • COMMUNAL GARDENS WITH SOUTH-WESTERLY ASPECT • MOMENTS FROM BEACH & ESPLANADE • IDEAL HOLIDAY LET • TWO BEDROOMS

A single storey block built, mid terrace holiday Chalet forming part of a holiday park of similar properties and offering convenient access to the nearby Beaches of Yaverland and the town centre, shops and amenities being approximately 2 miles distant. We understand that the property has a maximum 42 weeks of the year occupancy for holiday usage and we further understand that commercial bookings can provide a good income. The Chalet comes fully equipped and the Kitchen & Shower Room have been updated.

Entrance door to

**OPEN PLAN LOUNGE/KITCHEN 18'5 max x 10'6**  
reducing to 6'11 (5.61m max x 3.20m reducing to 2.11m)

**BEDROOM ONE 9'0 x 7'0 exclusive of cupboards**  
(2.74m x 2.13m exclusive of cupboards)

**BEDROOM TWO 8'8 x 5'11 (2.64m x 1.80m)**

**SHOWER ROOM**

**OUTSIDE**

Communal grounds with a south-westerly aspect and residents car park nearby.

**SERVICES**

Mains Electric, Water & Drainage.

**TENURE**

Held on the balance of a 99 year lease from 25 December 1988. We are advised of the current following fees:

Ground Rent - £120 per annum

Insurance for 1/2 year - £289.80

Service Charge for 1/2 year - £680.12 (includes Water & Drainage charges)

**COUNCIL TAX**

Band A

NB: The site is closed between the first week of January until the first week of March. Access for maintenance & repairs permitted during this period.



