



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>                  | EU Directive<br>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.

LOVE WHERE YOU LIVE

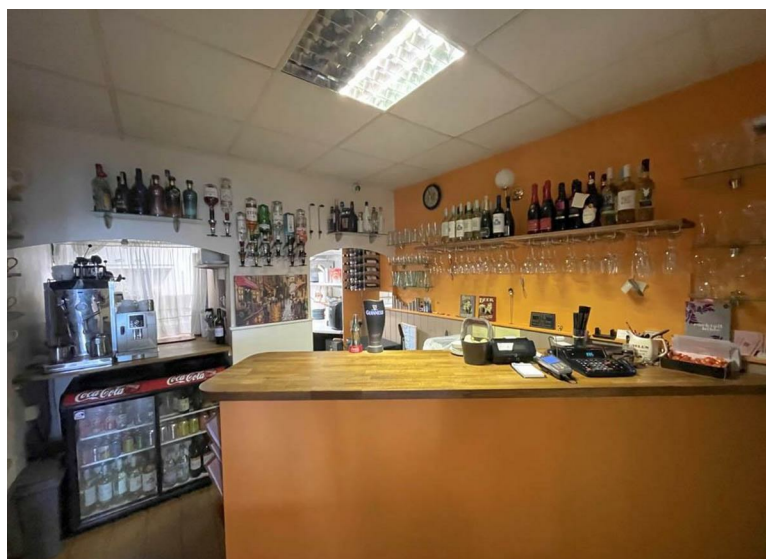
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• RESTAURANT/BAR • CLOSE TO BEACH & ESPLANADE • THREE BED OWNERS ACCOMMODATION • SEA VIEWS • HIGH STREET LOCALITY • RETIREMENT SALE

#### GROUND FLOOR

Glazed front door with windows either side leading to:

#### RESTAURANT AREA 29'11 x 14'6 max (9.12m x 4.42m max)

Currently set up to accommodate 36 covers with laminate flooring and archway leading to:

#### BAR AREA 9'5x 10'2 (2.87mx 3.10m )

With bar area with multiple shelving and door off to:

#### LOBBY

Leading to:

#### SEPARATE WC

With additional room with wash-hand basin.

#### PREPARATION AREA 9'10 x 6'11 (3.00m x 2.11m)

With stainless steel half drainer sink unit with mixer tap inset in laminate work tops. Commercial dishwasher, further worktop area with drinks fridge, freezer and refrigerator, two microwaves, larder cupboard. Door leading to:

#### KITCHEN 15'9 x 9'6 (4.80m x 2.90m)

With stainless steel sink unit, hand wash corner sink, stainless steel worktop units with shelving under, various kitchen equipment including, microwaves, refrigerator, freezer, deep fat fryer, etc. Door off to:

#### LOBBY/STORE AREA 24'6 x 4'7 (7.47m x 1.40m)

With stainless steel double drainer sink unit, freezer, refrigerator and door off to: Store cupboard.

#### DOORS FROM BAR AREA AND MAIN RESTAURANT

#### INNER LOBBY

With stairs leading to:

#### FIRST FLOOR & LANDING/OWNERS ACCOMMODATION

#### KITCHEN 9'9 x 11'1 (2.97m x 3.38m)

Refitted and comprising, stainless steel sink unit with mixer tap inset in white laminate worktops with range of grey gloss effect drawers and cupboards under and wall cabinets over. Further matching worktops with four burner gas hob, electric oven under and extractor unit over. Tiled splashbacks integrated fridge and freezer. Main EcoElite gas fired boiler supplying part heating and domestic hot water. Step up to double glazed doors leading to enclosed roof terrace with timber deck flooring, measuring approx 13' x 10' plus recess area.

#### SHOWER ROOM

With quadrant shower cubicle with Triton electric shower. White suite comprising, wash basin with mixer tap and low level WC. Ceramic tiled flooring and radiator. Walk in cupboard with plumbing for washing machine.

#### BEDROOM THREE 13'10 x 9'1 (4.22m x 2.77m)

#### SITTING ROOM 17'11 into bay x 14'7 (5.46m into bay x 4.45m)

With feature bay window with some super sea views towards the English Channel. Feature fireplace with log effect fir with glass front and thermostatic control.

#### STAIRS LEADING TO SECOND FLOOR & LANDING

With ceiling hatch to roof space with retractable ladder.

#### BEDROOM ONE 17'10" into bay x 14'7" into fitted wardrobes (5.46m into bay x 4.47m into fitted wardrobes )

With feature bay window with fantastic sea views toward the English Channel. Range of fitted furniture comprising, wardrobes, cupboards and chest of drawers.

#### BEDROOM TWO 13'11 x 8'11 (4.24m x 2.72m)

With laminate flooring.

#### BATHROOM

With white suite comprising, modern freestanding bath with external mixer tap and shower attachment, vanity wash-basin with mixer tap and low level WC. Chrome radiator. Quadrant shower cubicle with power shower and rainfall shower attachment.

#### OUTSIDE

As previously mentioned there is an enclosed terraced area accessed via the first floor kitchen.

#### SERVICES

All mains are available.

#### TENURE

Freehold (To be confirmed)

#### COUNCIL TAX/BUSINESS RATES TO BE CONFIRMED

Council Tax Band B (Can be confirmed on the government website)

Uniform Business Rate: Current rateable value (1 April 2023 to present)

£5,200

