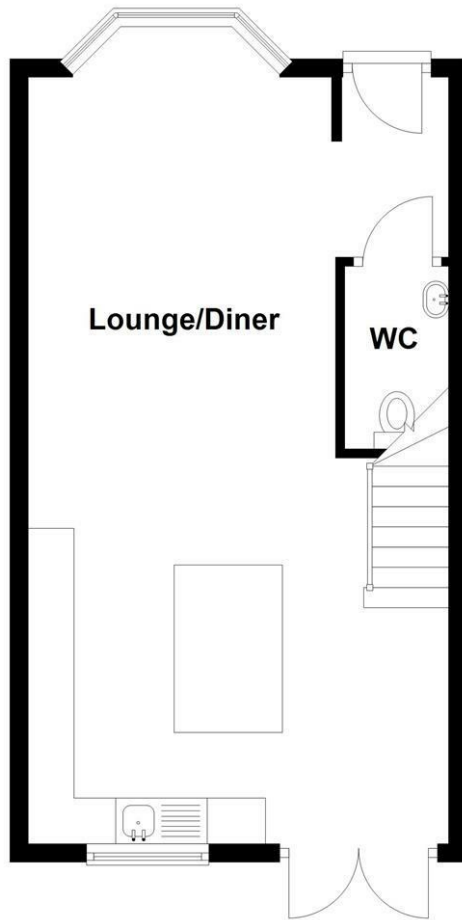
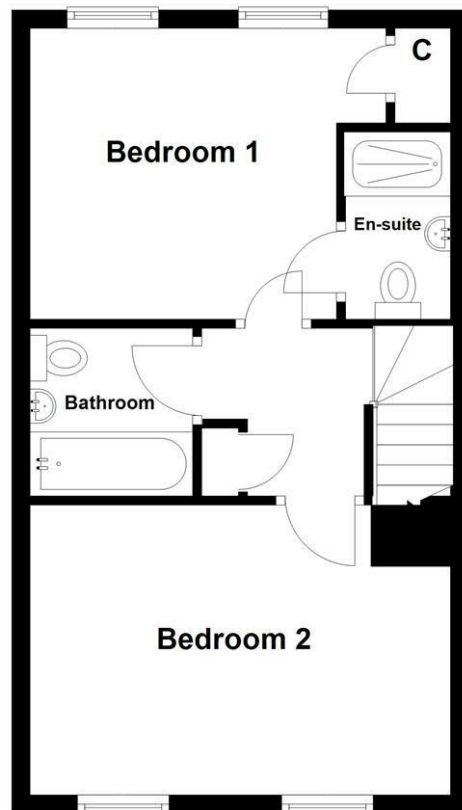



Ground Floor



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			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(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

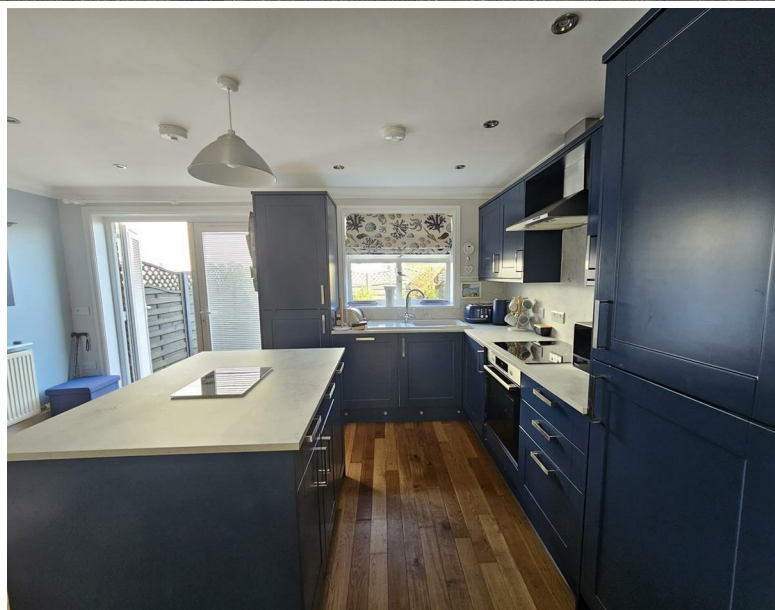
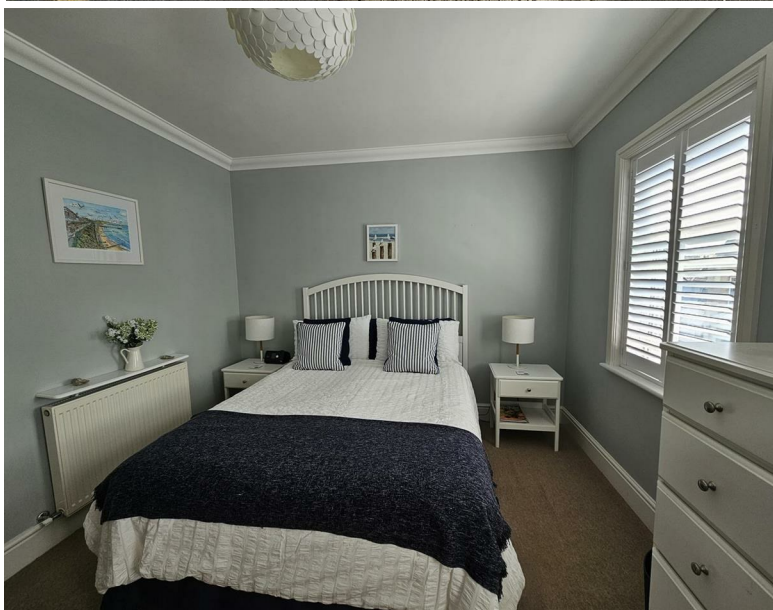
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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STATION AVENUE
SANDOWN
PO36 8HB

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- CHAIN FREE • MODERN MID-TERRACED HOUSE • TWO BEDROOMS • EN-SUITE SHOWER ROOM • FEATURE OPEN-PLAN LIVING AREA • SUPERB KITCHEN • ALLOCATED PARKING • ENCLOSED COURTYARD GARDEN

OPEN HOUSE Saturday 7th March 12pm-2pm. A well presented modern mid-terraced House that is well located towards the outskirts of the town centre and offering easy access to the shops and amenities as well as the Esplanade & the sandy Beaches. Also within approximately half a mile, is the Heights Leisure Centre and the local Doctors Surgery. The contemporary accommodation features a superb 29ft open plan Lounge, Diner and Kitchen. On the first floor there are two Bedrooms, one with an en-suite facility. Outside there is allocated parking and a pleasant Courtyard Garden. The property is offered with no onward chain and to fully appreciate the accommodation we would recommend an internal viewing. It comprises:

GROUND FLOOR

Front door with Veranda Canopy

OPEN PLAN LOUNGE/DINER/KITCHEN 29'0 into bay x 15'1 max reducing to 11'0 (8.84m into bay x 4.60m max reducing to 3.35m)

Feature Kitchen with Island Bar area and integrated; Dishwasher, Washing Machine, Fridge and Freezer. Built in Hob and Oven with extractor unit over. Concealed gas fired Boiler supplying hot water and central heating. French doors to Courtyard Garden.

CLOAKROOM

With wash basin and WC.

Stairs leading to

FIRST FLOOR & LANDING

BEDROOM ONE 10'5 x 10'10 exclusive of recess (3.18m x 3.30m exclusive of recess)

EN-SUITE SHOWER ROOM

With shower cubicle, WC & basin

BATHROOM

With bath and shower over, wash basin, WC & heated towel rail

BEDROOM TWO 15'1 max x 10'5 (4.60m max x 3.18m)

OUTSIDE

To the rear of the property there is an enclosed courtyard style garden with access to the car park with one allocated space.

TENURE

Freehold

SERVICES

All mains are available

COUNCIL TAX

Band B

