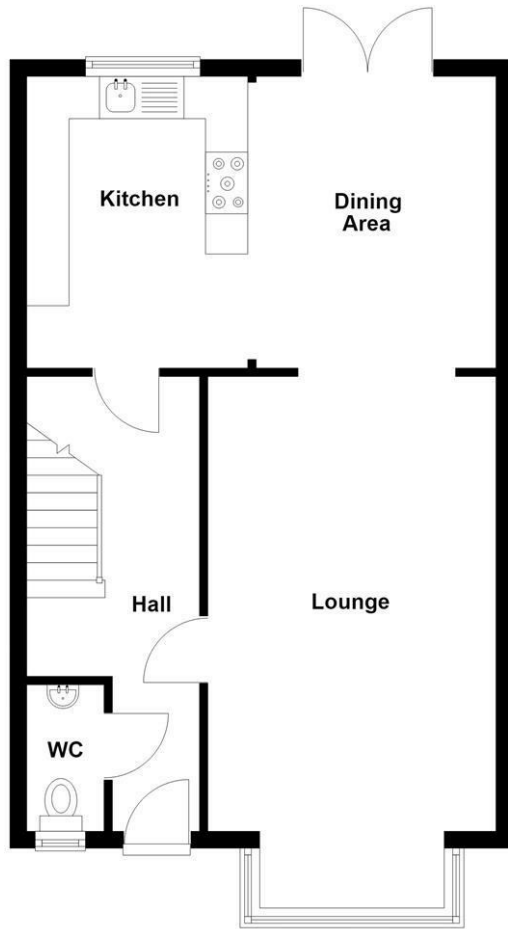
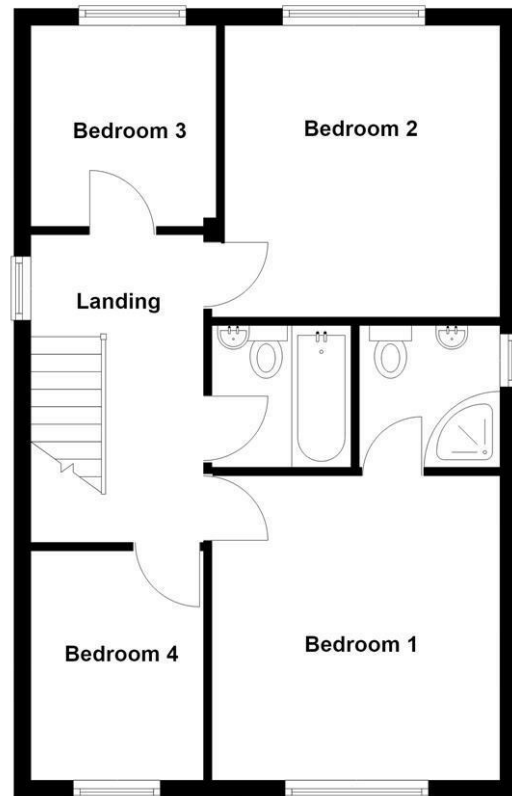


Ground Floor



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		87
(81-91) B		
(69-80) C	78	
(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

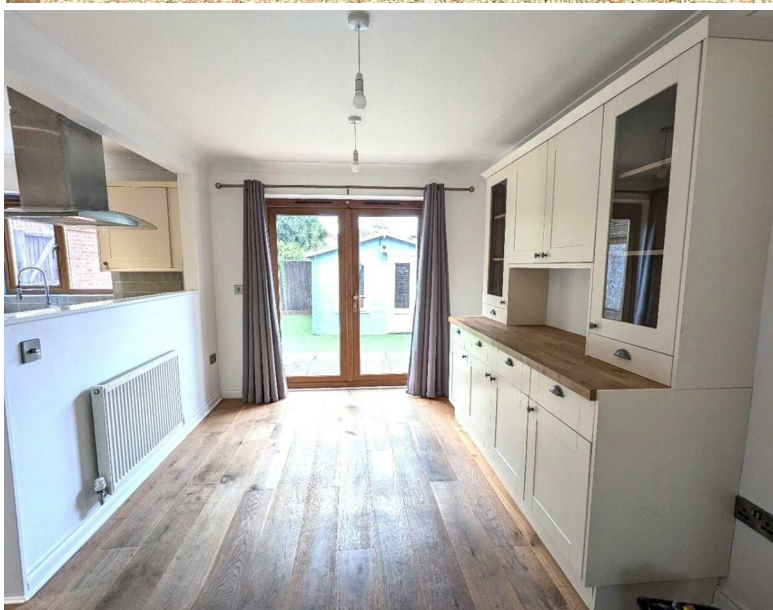
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



5 WESTCOMBE PARK
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SHANKLIN
PO37 6QE

£425,000



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www.arthur-wheeler.co.uk



• CHAIN FREE • DETACHED HOUSE • FOUR BEDROOMS • EN-SUITE SHOWER ROOM TO MAIN BEDROOM • GAS CH • DOUBLE GLAZED • PARKING • REAR GARDEN • SUPERB LOCATION CLOSE TO OLD VILLAGE

A four bedroomed detached House that is well located in one of the most popular and sought-after areas of Shanklin, being within the grounds of a former Manor House and offering easy access to the picturesque Old Village, the local Cricket Club and the Big Mead recreation area. Also close by are the town centre shops and amenities and the Beach/Esplanade. Also within close proximity are many miles of delightful countryside walks and bicycle routes.

Benefits to the property include gas fired central heating, double glazed windows, en-suite facility to the master Bedroom, parking and an enclosed rear Garden. The property will be offered in no onward chain. To fully appreciate this lovely home, we would recommend an early viewing. It comprises:

GROUND FLOOR

Front door leading to

ENTRANCE HALL

Stairs to First Floor

CLOAK ROOM

With wash basin and WC

LOUNGE 20'10 into bay x 11'3 (6.35m into bay x 3.43m)

DINING AREA 11'4 x 9'4 (3.45m x 2.84m)

With double doors to Garden

KITCHEN 11'4 x 8'6 (3.45m x 2.59m)

With integrated units, fridge, freezer, washing machine and dishwasher.

Stairs leading to

FIRST FLOOR

and Landing.

BEDROOM ONE 12'0 x 11'5 (3.66m x 3.48m)

Door to

EN-SUITE SHOWER ROOM

With shower, wash basin and WC

BEDROOM TWO 10'9 exclusive of door recess x 11'2 (3.28m exclusive of door recess x 3.40m)

BEDROOM THREE 7'10 x 7'2 (2.39m x 2.18m)

BEDROOM FOUR 8'11 x 6'5 (2.72m x 1.96m)

BATHROOM

With white suite of bath, WC and wash basin

OUTSIDE

To the front of the property there is parking for 2 cars. Side path leading to rear garden which is currently laid to Astroturf with Wendy House.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band E

