



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 | | |
| (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 | 64 | 79 |

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

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PARK ROAD
SHANKLIN
PO37 6AY

£499,000



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www.arthur-wheeler.co.uk



- CORNER SITE • IMPOSING DETACHED HOUSE • RESIDENTIAL USEAGE • 10+ BEDROOMS WITH
ENSUITE • CLOSE TO TOWN

An impressive detached residence that was successfully run as a hotel until approximately 2018 and has been in the same family ownership for over 30 years. The property has subsequently been deregistered and our client was granted change of use to a single dwelling house (residential) in December 2020 under the Isle of Wight Council Planning Reference No. 20/01793/ful.

Our client has now decided that the time is right for a move and the property would seem to suit a number of potential purposes (subject to any necessary consent) such as a large family home, a home with a family annex, a home with an income from holiday permanent flats or an HMO.

The property occupies a good sized corner site in a good location that offers convenient access to the Town Centre and also nearby is the cliff lift that runs during the summer months and providing easy access to the sandy beaches of Shanklin Esplanade.

The spacious accommodation benefits from Gas Fired Central Heating and uPVC Double Glazed windows. It comprises:

GROUND FLOOR

L-SHAPED ENTRANCE HALL

LOUNGE 12' x 13'9 (3.66m x 4.19m)

with double doors to outside

BAR AREA 14'4 x 20'7 into bay (4.37m x 6.27m into bay)

SITTING ROOM/DINING AREA 208'8x 20' reducing to 12'2 (63.60mx 6.10m reducing to 3.71m)

KITCHEN 12' x 10'10 (3.66m x 3.30m)

UTILITY ROOM 5'4 x 7'8 (1.63m x 2.34m)

PRIVATE LOUNGE 10'1 x 11'9 (3.07m x 3.58m)

built in cupboard with insulated cylinder.

PRIVATE BEDROOM 10'4 x 7'4 (3.15m x 2.24m)

with en suite bathroom

BEDROOM 3 12'10 into bay x 12' max (3.91m into bay x 3.66m max)

with en suite shower.

BEDROOM 2 9'7 max x 10'7 (2.92m max x 3.23m)

with en suite bathroom.

BEDROOM1 9'8 exc of door recess x 10'8 (2.95m exc of door recess x 3.25m)

with en suite bathroom.

Stairs to First Floor and Landing

BEDROOM 5 8'9 excl of door recess x 11' (2.67m excl of door recess x 3.35m)

with en suite shower.

BEDROOM 6 13'7 x8'5 max (4.14m x2.57m max)

with en suite shower.

BEDROOM 7 10'9 exc l of door recess x 9'11 (3.28m exc l of door recess x 3.02m)

with en suite bathroom.

BEDROOM 8 9'10 x 9'9 excl of door recess (3.00m x 2.97m excl of door recess)

with en suite shower.

BEDROOM 9 16'6" exc of bay x 10'10 ext to 14'6 (5.03m exc of bay x 3.30m ext to 4.42m)

with en suite shower

BEDROOM 10 12'11 x 13' 8 (3.94m x 3.96m 2.44m)

with en suite bathroom.

BEDROOM 11 12' x 9'7 exc of recess (3.66m x 2.92m exc of recess)

with en suite bathroom.

BEDROOM 12 10'3 x 7'4 (3.12m x 2.24m)

with en suite shower.

BEDROOM 14 13'1 into bay x 10'2 exc of recess (3.99m into bay x 3.10m exc of recess)

with en suite shower.

BEDROOM 15 9'9 max x 10'6 (2.97m max x 3.20m)

with en suite shower.

BEDROOM 16 10'8 x 9'9 exc of recess (3.25m x 2.97m exc of recess)

with en suite shower.

OUTSIDE

The property has two car park areas accommodating 12 cars in total and these are accessed from the southern and eastern sides of the building. Established shrub beds and borders. Three outside areas, one housing a Ferroli Gas Fired boiler. Outside tap.

SERVICE

All mains are available.

TENURE

Freehold (tbc)

COUNCIL TAX

Band F

