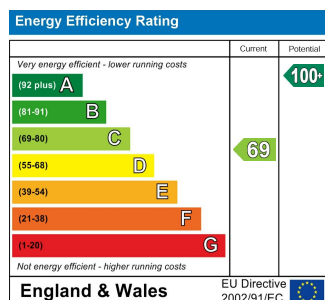


Ground Floor



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

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

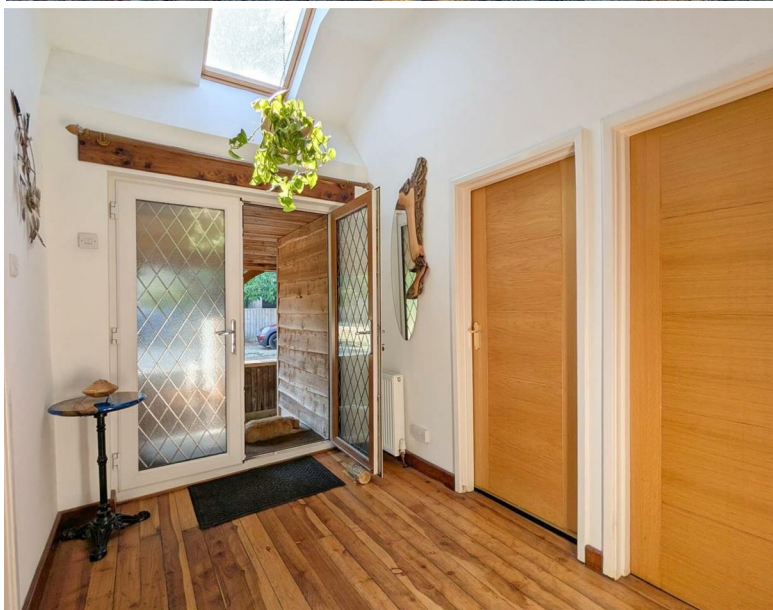
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



NEWHOLME
LANGBRIDGE
SANDOWN
PO36 0NP

£390,000



01983 868 333
www.arthur-wheeler.co.uk



- SUPERB CHARACTER PROPERTY • AMPLE OFF ROAD PARKING • GAMES ROOM • STUNNING MATURE GARDENS • UTILITY & GARDEN ROOM • VIEWING IS ADVISED

“Newholme” is a delightful detached bungalow, constructed we believe in the 1960’s which has been clad in wood to give it superb individual style and charm.

The bungalow occupies a level plot with a wealth of mature planting including many fruit trees. To the front of the property is a gravel driveway providing ample off road parking. The hidden gem is a Games Room with power light and air-conditioning which could be used for a multitude of uses.

The property has had extensive renovation in recent years to both inside and out and now has spacious, well planned accommodation that has been decorated in a individual style and including a recently refitted kitchen and upgraded shower room. The accommodation is warmed by gas fired central heating and has uPVC framed double glazed windows.

Newchurch is a quiet village situated three miles inland from the coastal resort of Shanklin with its super sandy beaches. From the bungalow there is good, easy access to many miles of foot and bridle paths over the lovely countryside that surrounds the village. We would recommend an internal viewing to fully appreciate the property and all it has to offer.

COVERED TERRACE TO FRONT

ENTRANCE HALL 11'2 x 7' (3.40m x 2.13m)

LOUNGE 17' x 10'11 (5.18m x 3.33m)

KITCHEN/DINER 17'6 x 11'4 reducing to 9'1 (5.33m x 3.45m reducing to 2.77m)

GARDEN ROOM 12'1 x 10'5 (3.68m x 3.18m)

UTILITY ROOM 14'11 max x 8'8 (4.55m max x 2.64m)

CLOAKROOM/WC 6'3 x 3'10 (1.91m x 1.17m)

BEDROOM 1 12'4 x 9'11 (3.76m x 3.02m)

BEDROOM 2 10'11 x 9'11 (3.33m x 3.02m)

GAMES ROOM 18'10 x 18'4 (5.74m x 5.59m)

With full width storage area above

OUTSIDE

FRONT: the front of the property is mainly laid to shingle driveway providing ample off road parking.

The property to the left has a right of access to their property. Gated side access to;

REAR: The rear garden is laid out in several areas including Summer House with decking, vegetable patch, patio and garden area. Good sized greenhouse and further decked area leading off the

main bedroom. The property has wealth of mature planting including many fruit trees including plumb, apple and pear.

TENURE - Freehold

COUNCIL TAX BAND - B

SERVICES - All mains available

****NB****

We have been informed by the vendors that the property has flooded in recent times. The property has a sump system with petrol sump pumps beneath the property if the water level rises.

