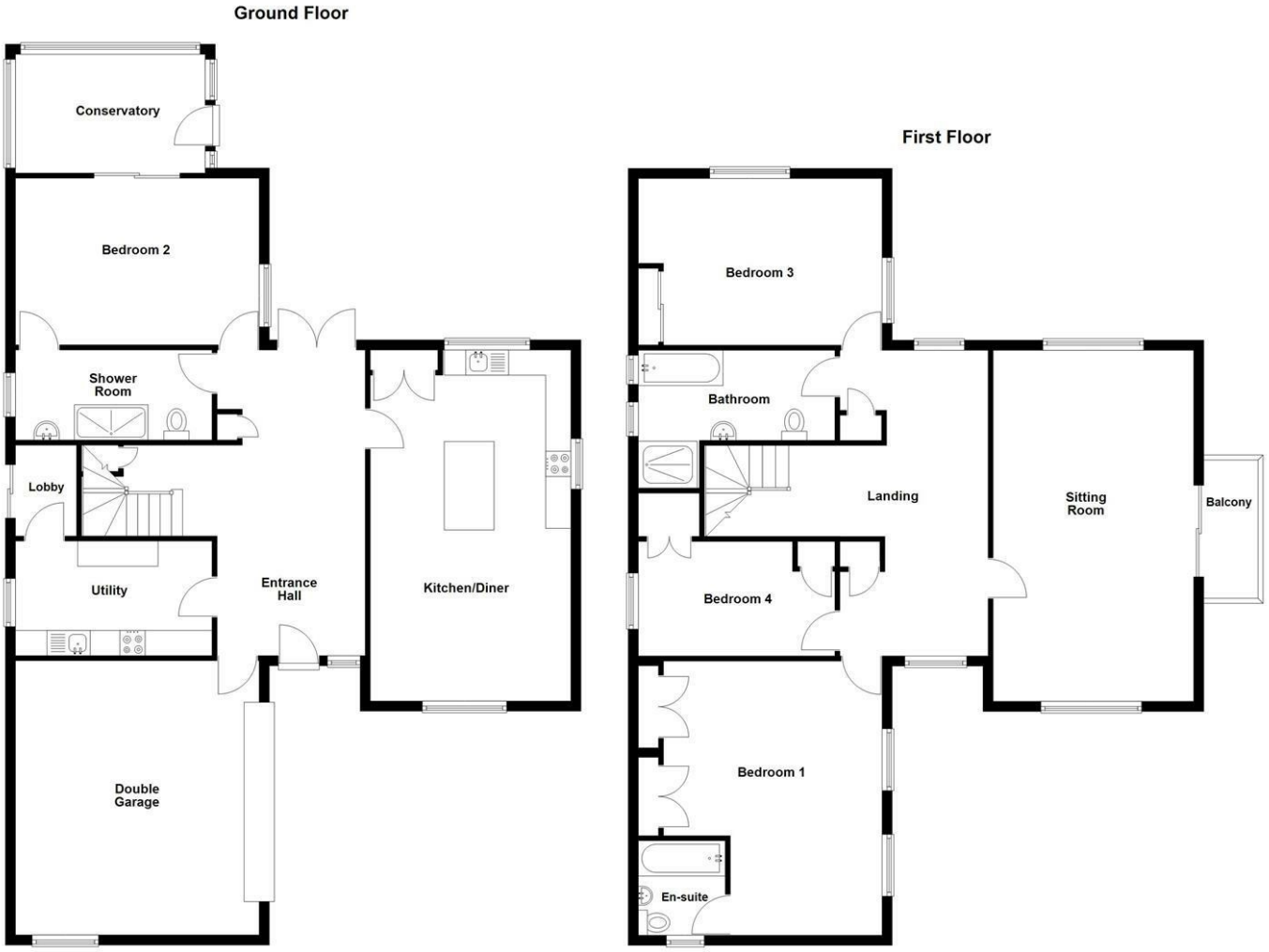
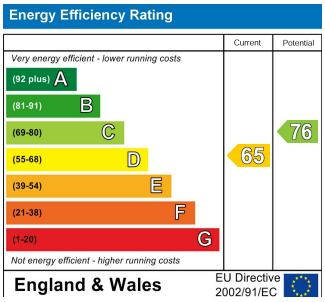


Floorplans are not to scale and for guidance only



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.

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An individual detached residence that was constructed we understand in 1970 that has a very contemporary feel allied to well presented spacious and stylish accommodation. Features and benefits to the property include gas fired central heating, replacement double glazed windows, a driveway providing ample parking, an integral double Garage and established enclosed gardens to the rear. From the rear elevations on the first floor, there are some outstanding views of the surrounding countryside and from the Balcony there are Sea views towards the English Channel.

Brading is well situated between the main towns of Ryde and Sandown and within the Brading area there is a local convenience store and a choice of Pubs and Restaurants. Within close proximity is the popular Yarbridge Inn renowned for its good food. Nearby there are many miles of delightful countryside walks and bicycle rides.

To fully appreciate this beautiful home, we would recommend an internal viewing. It comprises:

GROUND FLOOR

RECESSED ENTRANCE
With front door leading to

SPACIOUS HALLWAY
Measuring 18'4 in length

KITCHEN/DINER 22'3 x 13'1 (6.78m x 3.99m)
Comprehensively fitted with integrated units comprising; Fridge, Freezer, Dishwasher, electric Hob, Oven and Grill. Feature peninsular breakfast bar area. Electric wall heater.

UTILITY ROOM 7'5 x 12'10 (2.26m x 3.91m)
With built in hob, oven, plumbing for Washing Machine and integrated Tumble Dryer. Cupboard housing hot water cylinder with immersion heater. Door to

SIDE ENTRANCE LOBBY

SHOWER ROOM
With good sized shower cubicle, basin and WC.

BEDROOM TWO/GAMES ROOM 15'11 x 10'10 (4.85m x 3.30m)
With door to Shower Room

CONSERVATORY 12'5 x 7'9 (3.78m x 2.36m)
With electric wall heater.

Stairs leading to

FIRST FLOOR
Spacious Landing, measuring 20'4 in length. Linen cupboard.

SITTING ROOM 22'3 x 13'7 (6.78m x 4.14m)
With far reaching views of the surrounding countryside and side Balcony with Sea views.

MASTER BEDROOM 17'9 max x 13'10 max (5.41m max x 4.22m max)
With range of fitted wardrobes, door to

EN-SUITE BATHROOM
With Bath, Basin and WC

BEDROOM FOUR 7'6 x 12'11 into door recess (2.29m x 3.94m into door recess)

BEDROOM THREE 16'0 x 10'11 (4.88m x 3.33m)

BATHROOM
With panel bath, wash basin and WC. Separate shower cubicle.

OUTSIDE
To the front of the property there is a block paved driveway providing ample parking and leading to integral double Garage (15'9 x x17'10) with remote control door, power and light and a gas fired Boiler. To the rear of the property there are established gardens being mainly laid to lawn with feature Garden Breeze House.

SERVICES
All mains are available

TENURE
Freehold

COUNCIL TAX
Band G

ARTHUR WHEELER
ESTATE AGENTS





