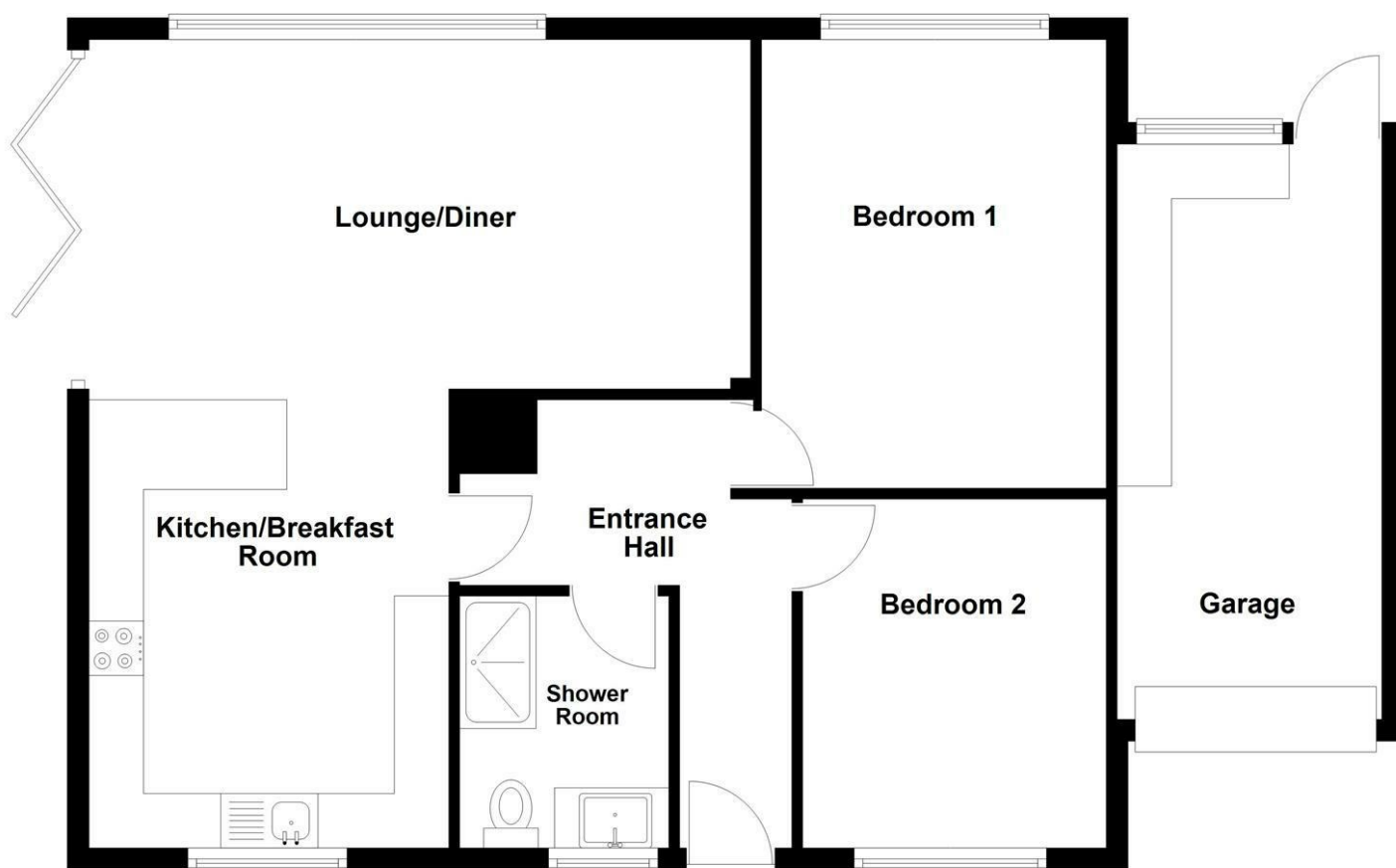


Ground Floor



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			
(69-80) C			77
(55-68) D		52	
(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.

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46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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- SUPERB LOCATION • FULLY RENOVATED 2 BEDROOM BUNGALOW • AMPLE OFF ROAD PARKING • MATURE GARDENS WITH TERRACE • CONTEMPORARY OPEN PLAN LIVING • BEAUTIFULLY PRESENTED ACCOMMODATION

Offered with No Onward Chain! Situated in one of the most sought after locations of Shanklin in the grounds of Westhill Manor this fully renovated 2 bedroom bungalow really must be seen to appreciate the spacious accommodation and superb setting. The property offers contemporary open plan living with bi-fold doors out to a Sandstone terrace area opening to the mature gardens which wrap around three sides of the property. To the front you will find ample off road parking and space for a motor home/caravan leading to a Garage. The property is warmed by gas fired central heating via a recently fitted condensing boiler and has new double glazed windows and doors throughout. At the bottom of the Westhill Manor development is the Cricket Ground with club house which opens to guests, a little further is the pretty "Old Village" area of Shanklin as is the Beach and Esplanade. Close by are also some truly wonderful countryside walks. We would encourage a viewing to really appreciate such a wonderful home.

ENTRANCE HALL

Band D

LOUNGE/DINER 19'8 x 10'6 (5.99m x 3.20m)

Bi-fold doors to Terrace area. Opening to

KITCHEN/BREAKFAST ROOM 13'8 x 10'10 (4.17m x 3.30m)

Fully integrated appliances

BEDROOM 1 13'6 x 11'1 max (4.11m x 3.38m max)

BEDROOM 2 10'6 x 9'2 (3.20m x 2.79m)

SHOWER ROOM 7'6 x 6' (2.29m x 1.83m)

fitted with a three piece suite

GARAGE 17'4 x 7'11 (5.28m x 2.41m)

With power

OUTSIDE

To the front of the property there is a gravelled drive way, providing ample off road parking (our vendor has a motor home parking area as well as vehicle parking), with gated access through to the front and side gardens which are mainly laid to grass and with a Sandstone terrace area and raised borders and mature shrubs. The rear garden is mainly laid to lawn with some lovely mature trees and enclosed by timber fencing.

TENURE

Freehold

SERVICES

All mains available

COUNCIL TAX

