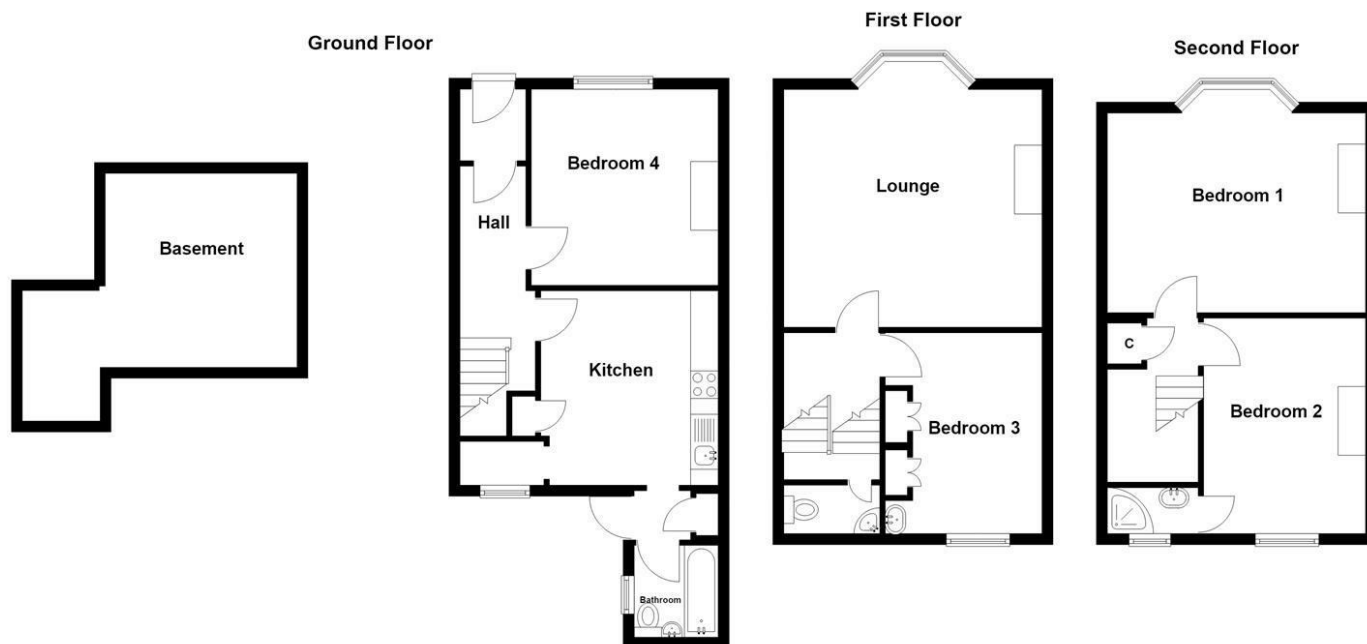
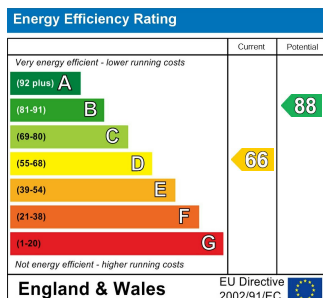




Floorplans are not to scale and for guidance only



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

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- CHAIN FREE • OLDER-STYLE END OF TERRACE HOUSE • THREE STOREYS • FOUR BEDROOMS • SUPERB SEA VIEWS • COURTYARD GARDEN TO THE REAR • CLOSE TO AMENITIES • OPPOSITE LONG-STAY PUBLIC CAR PARK

A substantial end of terrace, three-storey Town house offering convenient access to the town centre, shops & amenities and the Cascades, which in turn leads to the Esplanade & Beach. From there, there are a number of popular Pub/Restaurants destinations.

The spacious accommodation has recently undergone a refurbishment programme and benefits include gas fired central heating, replacement uPVC double glazed windows and new floor coverings. Additionally, there is a Basement, a Courtyard and Garden area to the rear. From the first and second floors, the property enjoys some super Sea views towards the English Channel. The property is offered with no onward chain and we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENTRANCE LOBBY

ENTRANCE HALL

BEDROOM FOUR 11'2 average x 11'7 average (3.40m average x 3.53m average)

KITCHEN 11'7 x 10' (3.53m x 3.05m)

With area off for Washing Machine.

NB from the Kitchen there is a door and stairs leading to

BASEMENT AREA 11'6 x 11'5 (3.51m x 3.48m)

LOBBY

With airing cupboard housing Valliant gas fired Boiler.

BATHROOM

Stairs leading to

FIRST FLOOR

With half landing with Cloakroom

LOUNGE 14'1 into bay x 12'3 (4.29m into bay x 3.73m)

BEDROOM THREE 11'9 x 10'2 into wardrobes (3.58m x 3.10m into wardrobes)

Stairs leading to

SECOND FLOOR

BEDROOM ONE 15'8 x 13'11 into bay (4.78m x 4.24m into bay)

BEDROOM TWO 11'8 x 10' (3.56m x 3.05m)

EN-SUITE SHOWER ROOM

With Shower and Basin

OUTSIDE

Although there is no allocated parking, there is a long stay public car park opposite the property. To the rear of the property is a small Garden and Courtyard area with a wooden gate providing a right of way to the rear of number 73.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band C

