

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		71	77
(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 reposessed 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

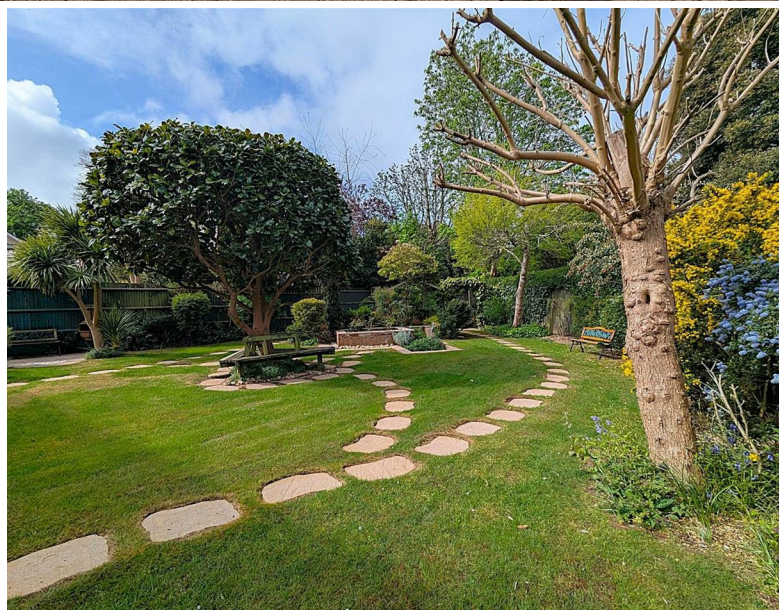
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PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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13
ELMBANK GARDENS
SANDOWN
PO36 9SA

£550,000



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



• SUPERB DETACHED HOUSE • DOUBLE GARAGE & AMPLE OFF ROAD PARKING • LIFT TO FIRST FLOOR • STUNNING MATURE GARDENS • 4 BEDROOMS MASTER EN-SUITE • POPULAR LOCATION CLOSE TO TRAIN & WALKS

This most attractive 4 Bedroom Detached House which is offered in a good and tasteful decoration throughout which has been modernised over the years by it's current owner. The mature Gardens are absolutely stunning and really must be seen to be appreciated . The house forms part of the small and exclusive Elmbank Gardens Development which is a private estate of individual high quality houses. It is located towards the outskirts of town being about one mile from the main shopping centre and slightly further to the Esplanade and beach. Nearby there is access to Los Altos Park, Train Services and The Bay Academy School.

In our opinion the house was constructed to a high specification with quality fixtures and fittings including a recent and well appointed Kitchen.

The well planned and spacious accommodation is warmed by gas fired central heating and has uPVC double glazed doors and windows and an integral Double Garage with electric door.

We would thoroughly recommend an interior inspection to fully appreciate all that this fine property has to offer.

PORCH

With LIFT to first floor

ENTRANCE HALL

LOUNGE DINER 22'4 x 13'9 reducing to 10'8 (6.81m x 4.19m reducing to 3.25m)

DINING ROOM 10'8 x 9'8 (3.25m x 2.95m)

KITCHEN DINER 15'4 x 9'10 max (4.67m x 3.00m max)

UTILITY ROOM 8'7 x 6'3 (2.62m x 1.91m)

FIRST FLOOR

FIRST FLOOR - Landing

BEDROOM 1 19'6 x 10'10 excluding wardrobes reducing to 8'8 (5.94m x 3.30m excluding wardrobes reducing to 2.64)

EN-SUITE 9'10 max x 7'7 max (3.00m max x 2.31m max)

BEDROOM 2 12'2 x 10'4 reducing to 8'8 (3.71m x 3.15m reducing to 2.64m)

BEDROOM 3 10'10 x 9'9 (3.30m x 2.97m)

BEDROOM 4 12'7 into recess x 10'6 reducing to 7'7 (3.84m into recess x 3.20m reducing to 2.31m)

LIFT exit is in the corner of the room

BATHROOM 8'7 x 6'10 (2.62m x 2.08m)

DOUBLE GARAGE 18'8 x 18'1 (5.69m x 5.51m)

OUTSIDE

To the front of the property is a driveway providing ample off road parking. The front garden is laid to lawn with mature trees and flower borders.

The rear garden is superb and planted with mature shrubs and trees and flower borders with pathway leading around the garden to a Summer House. Lovely raised patio area which can also be accessed from the Lounge.

TENURE - Freehold

SERVICES - All mains available

COUNCIL TAX - Band E

