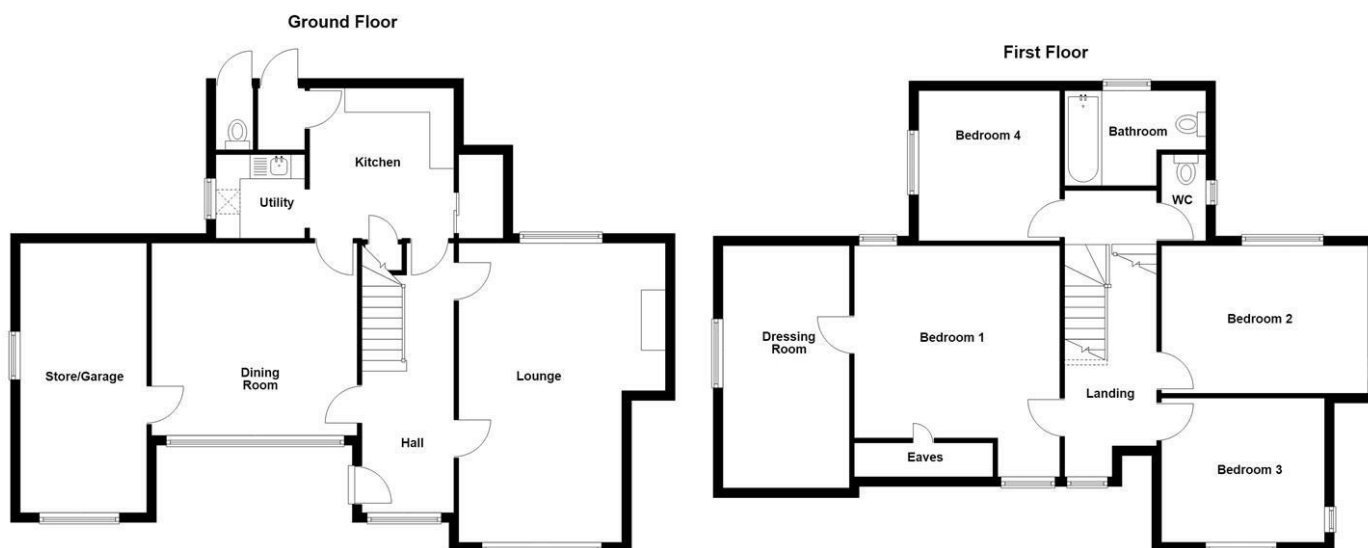
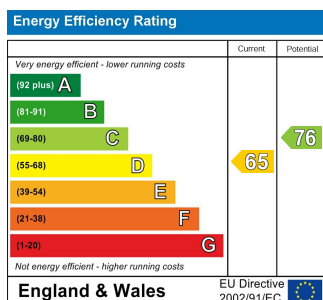




Floorplans are not to scale and for guidance only



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.

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- BUILDING PLOT POTENTIAL • CHAIN FREE • SUPERB "OLD VILLAGE" LOCATION • STUNNING MATURE GARDENS • 4 BEDROOM (MASTER WITH DRESSING ROOM) • MANY ORIGINAL FEATURES

Nestled in the picturesque "Old Village" area of Shanklin, this charming four-bedroom house offers a delightful blend of character and potential to put your own "stamp on". The property is situated on Priory Road, one of the most sought-after locations in Shanklin, known for its quaint atmosphere and proximity to stunning natural beauty.

The spacious layout includes four well-proportioned bedrooms, with the master bedroom featuring a convenient dressing room and two great sized reception rooms with potential to increase this with conversion of the Garage. One of the standout features of this property is its superb gardens, with mature Fruit Trees & Bushes, which wrap around the property with potential for a Building Plot, should you wish to expand or develop further.

The location is ideal for those who appreciate the great outdoors, as it is just a short stroll from the beach and surrounded by lovely countryside walks. This combination of coastal charm and rural beauty makes it a perfect retreat for families and nature lovers alike. It's idyllic spot, also offers convenient access to local transport links. In summary, this delightful house on Priory Road is a rare find, offering a wonderful opportunity to enjoy the best of Shanklin living. With its characterful features, spacious bedrooms, and beautiful gardens, it is sure to appeal to those seeking a home that combines comfort with the potential for future development.

ENTRANCE HALL 18'4 x 6'3 (5.59m x 1.91m)

LOUNGE 20'4 x 14'1 reducing to 11'1 (6.20m x 4.29m reducing to 3.38m)

DINING ROOM 14' x 13'1 (4.27m x 3.99m)

KITCHEN 10'3 x 9'10 (3.12m x 3.00m)

GARAGE/STORE 18'5 x 8'7 (5.61m x 2.62m)

UTILITY ROOM 6'1 x 5'8 (1.85m x 1.73m)

REAR LOBBY & OUTSIDE WC

FIRST FLOOR - LANDING 17'6 x 6'3 (5.33m x 1.91m)

BEDROOM 1 15'9 reducing to 13'9 x 14' (4.80m reducing to 4.19m x 4.27m)

DRESSING ROOM 8'7 x 16'8 max reduced head height into eaves (2.62m x 5.08m max reduced head height into eaves)

BEDROOM 2 14'2 x 10' (4.32m x 3.05m)

BEDROOM 3 11'1 x 9'11 (3.38m x 3.02m)

BEDROOM 4 10'4 x 9'9 (3.15m x 2.97m)

BATHROOM 9'1 max x 6'5 (2.77m max x 1.96m)

SEPARATE WC

OUTSIDE

Front: To the front is a driveway leading to the garage (ample opportunity to increase parking). Walled front garden with mature trees, planting and flower borders.

Rear: The rear garden is mainly laid to lawn with mature shrubs, fruit trees and flower borders. We feel subject to the necessary consents a Building Plot could be created accessing out onto Popham Road.

