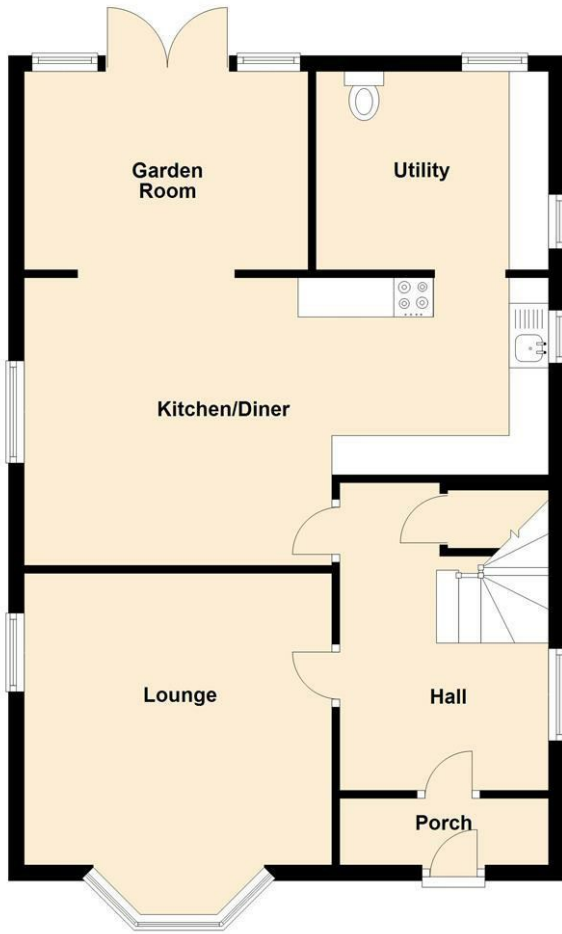
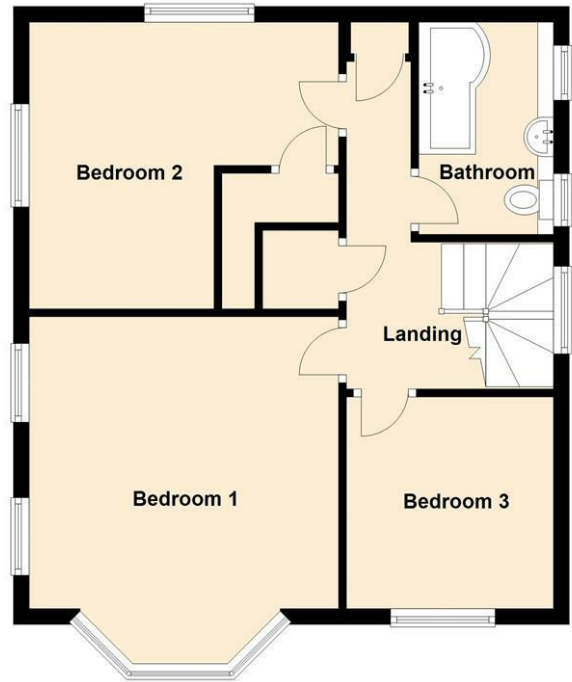


## Ground Floor



## First 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			
(55-68) D			
(39-54) E		57	
(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](mailto: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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- 3 BEDROOM DETACHED HOUSE • USEFUL LOFT ROOM • OFF ROAD PARKING & GARDENS • TUCKED AWAY LOCATION • SPACIOUS ACCOMMODATION • KITCHEN/DINER

Situated at the end of an unmade road in a tucked away location this 3 bedroom Detached House would seem ideal for those seeking a spacious family home. The local school and convenience store is within walking distance, with the cliff path, which in turn leads down to the sandy beaches, also within approximately one mile distance.

The property does require some modernisation to bring up to modern day standards and benefits briefly include uPVC double glazed windows and doors, gas fired central heating, spacious kitchen/diner, garden room and utility room, off road parking for several vehicles and elevated views.

We would highly recommend a viewing of this property to appreciate the size and accommodation on offer.

**ENTRANCE HALL 12'10 x 8'9 (3.91m x 2.67m)**

**LOUNGE 12'2 x 12 (3.71m x 3.66m)**

**KITCHEN/DINER 20'11 reducing 11'11 x 12' reducing to 6'10 (6.38m reducing 3.63m x 3.66m reducing to 2.08m)**

**GARDEN ROOM 10'8 x 8' (3.25m x 2.44m)**

**UTILITY 9'7 x 7'4 (2.92m x 2.24m)**

This room will require finishing.

**FIRST FLOOR - Landing**

**BEDROOM 1 12'2 x 12' (3.71m x 3.66m)**

**BEDROOM 2 12' reducing to 6'3 x 12' reducing to 5'10 (3.66m reducing to 1.91m x 3.66m reducing to 1.78m)**

**BEDROOM 3 8'9 x 8'6 (2.67m x 2.59m)**

**BATHROOM 8'8 x 5'6 (2.64m x 1.68m)**

**OUTSIDE**

To the front and side of the property is offroad parking for several vehicles. The rear garden has recently undergone landscaping with a raised artificial grass area and patio area leading to a superb Office/Gym building. The garden will require finishing off with the garden area needing to be turfed.

**TENURE - Freehold**

**COUNCIL TAX - Band D**

**SERVICES - All mains available**



