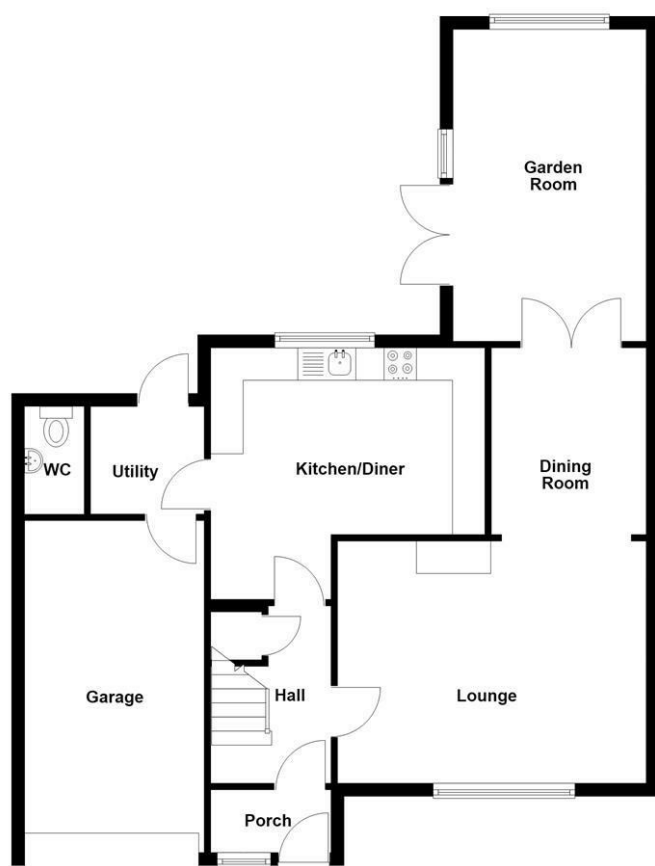
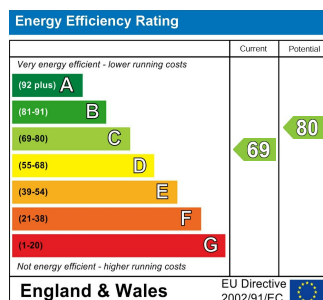


Ground Floor

First Floor



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](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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- **DETACHED 4/5 BEDROOM HOUSE** • **SUPERB CUL-DE-SAC LOCATION** • **AMPLE OFF ROAD PARKING & GARAGE** • **MASTER BEDROOM EN-SUITE** • **MATURE GARDENS WITH SWIMMING POOL** • **SPACIOUS ACCOMMODATION**

A spacious 4/5 bedroom detached house situated in a sought after location at the end of a small quiet cul-de-sac but is about 1 mile from Shanklin Town Centre and a little further to the lovely sandy beaches of Shanklin. The well presented accommodation which was extended in the mid 90's to provide a great Garden room to the rear and Master bedroom with en-suite and dressing area. The property is warmed by gas fired central heating, replacement uPVC doors and windows, ample off road parking leading to a garage. Outside the property has stunning enclosed mature rear gardens that features a swimming pool (that will require some attention) and summer house. To fully appreciate the accommodation, we would recommend an internal viewing. It comprises:-

#### **PORCH**

**ENTRANCE HALL 9' x 6'1 (2.74m x 1.85m)**

**LOUNGE 15'8 x 12'3 (4.78m x 3.73m)**

**DINING ROOM 9'5 x 7'10 (2.87m x 2.39m)**

**GARDEN ROOM / BEDROOM 5 15'9 x 9'9 (4.80m x 2.97m)**

**KITCHEN / DINER 12'8 reducing to 9'5 x 13'10 (3.86m reducing to 2.87m x 4.22m)**

**UTILITY ROOM 5'9 x 5'5 (1.75m x 1.65m)**

**CLOAKROOM WC**

**GARAGE 16'10 x 9'1 (5.13m x 2.77m)**

**FIRST FLOOR - Landing**

**BEDROOM 1 15'9 x 9'9 (4.80m x 2.97m)**

**DRESSING ROOM 9'6 x 7'6 (2.90m x 2.29m)**

**EN-SUITE 6'4 x 6' (1.93m x 1.83m)**

**BEDROOM 2 11'8 x 10'9 (3.56m x 3.28m)**

**BEDROOM 3 16'10 x 9'1 (5.13m x 2.77m)**  
door to under eaves storage area

**BEDROOM 4 8' x 6'10 plus recess (2.44m x 2.08m plus recess)**

**BATHROOM 7'10 x 6'9 (2.39m x 2.06m)**

#### **OUTSIDE**

The front of the property is mainly laid to lawn with a driveway providing ample off road parking leading to the garage.

**ENCLOSED REAR GARDEN** The lower level is a patio terrace area. Steps leading to the upper area which features a sunken open swimming pool measuring approximately 11'4 x 22'10 which needs some repair works. **POOL HOUSE** with sand filter that cleans the swimming pool water. There is also a sub division that can provide a changing room. The rear area is a Workshop/Store with outside water tap. The remainder of the enclosed rear garden is mainly laid to lawn with well stocked shrub borders. **Timber Storage Shed** and **Summer House** with power points 11'10 x 9'11 (3.62m x 3.03m). To the end area of the garden, there is an additional **Timber Shed** and **Greenhouse**.

**TENURE - Freehold**

**SERVICES - All mains available**

**COUNCIL TAX BAND - E**

