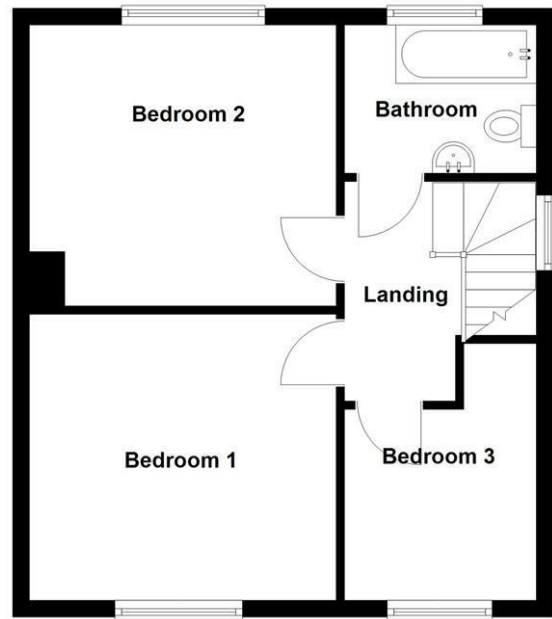


## Ground Floor



## 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		57	73
(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](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 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

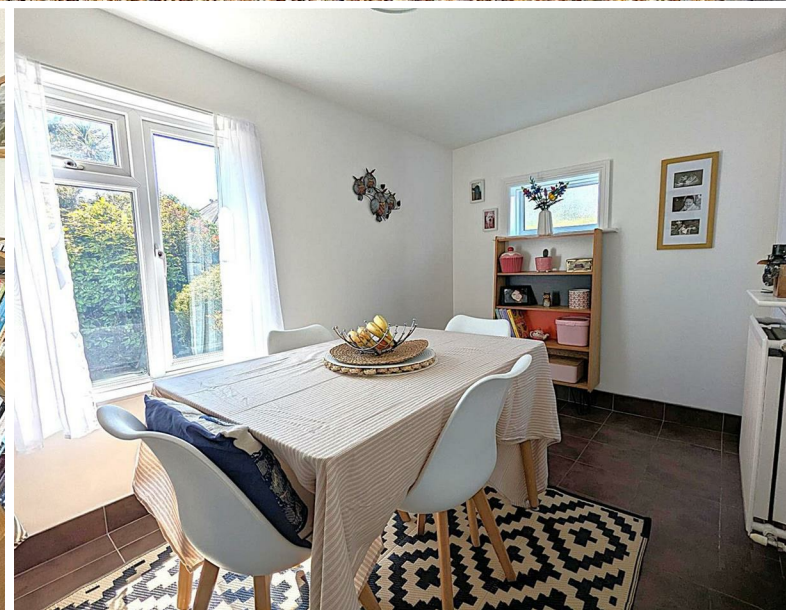
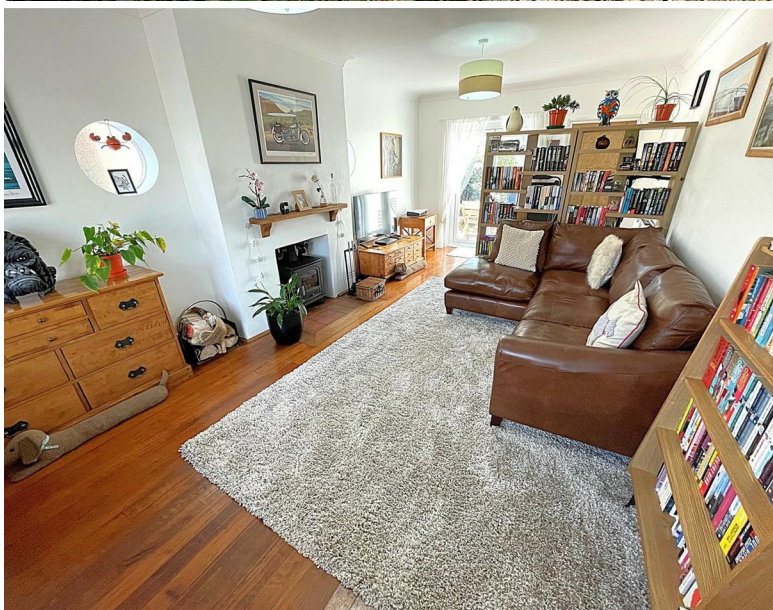
46 REGENT STREET  
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15  
CLARENCE GARDENS  
SHANKLIN  
PO37 6HA

£375,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



• SUPER DETACHED RESIDENCE • THREE BEDROOMS • TWO RECEPTION ROOMS • GAS CH • UPVC DOUBLE GLAZING • WELL PRESENTED ACCOMMODATION • PARKING FOR TWO CARS • CLOSE TO CLIFF PATH/BEACH • SOUGHT AFTER LOCATION

A super detached House being well located in a sought after area within easy reach of the popular Cliff path walk and within 1 mile of the town centre, amenities and the Beach/Esplanade.

The well presented accommodation benefits from gas fired central heating, uPVC double glazed windows, three bedrooms and outside there is parking for two cars and an enclosed rear Garden.

To fully appreciate this beautiful home we would recommend an internal viewing. It comprises:

#### GROUND FLOOR

##### ENTRANCE HALL

##### LOUNGE 23'1 x 11'8 max (7.04m x 3.56m max)

With feature flooring and log burner. French doors to outside. Walk in cupboard housing Valliant gas fired boiler.

##### KITCHEN 15'6 x 7'11 max (4.72m x 2.41m max )

##### LOBBY AREA

With cloak room off with WC and Basin.

##### DINING ROOM 12'3 x 6'10 (3.73m x 2.08m)

Stairs leading to

#### FIRST FLOOR & LANDING

##### BEDROOM ONE 11'8 x 11'7 (3.56m x 3.53m)

##### BEDROOM TWO 11'8 max x 11'0 (3.56m max x 3.35m)

##### BEDROOM THREE 8'0 x 10'3 reducing to 7'6 (2.44m x 3.12m reducing to 2.29m)

#### BATHROOM

#### OUTSIDE

Gravelled driveway to the front of the property providing parking for 2 cars. Gated side accesses leading to enclosed rear Garden with Patio & lawned area. Garden store measuring approximately 8' x 7'. Outside tap.

#### SERVICES

All mains are available

#### TENURE

Freehold

#### COUNCIL TAX

Band D

