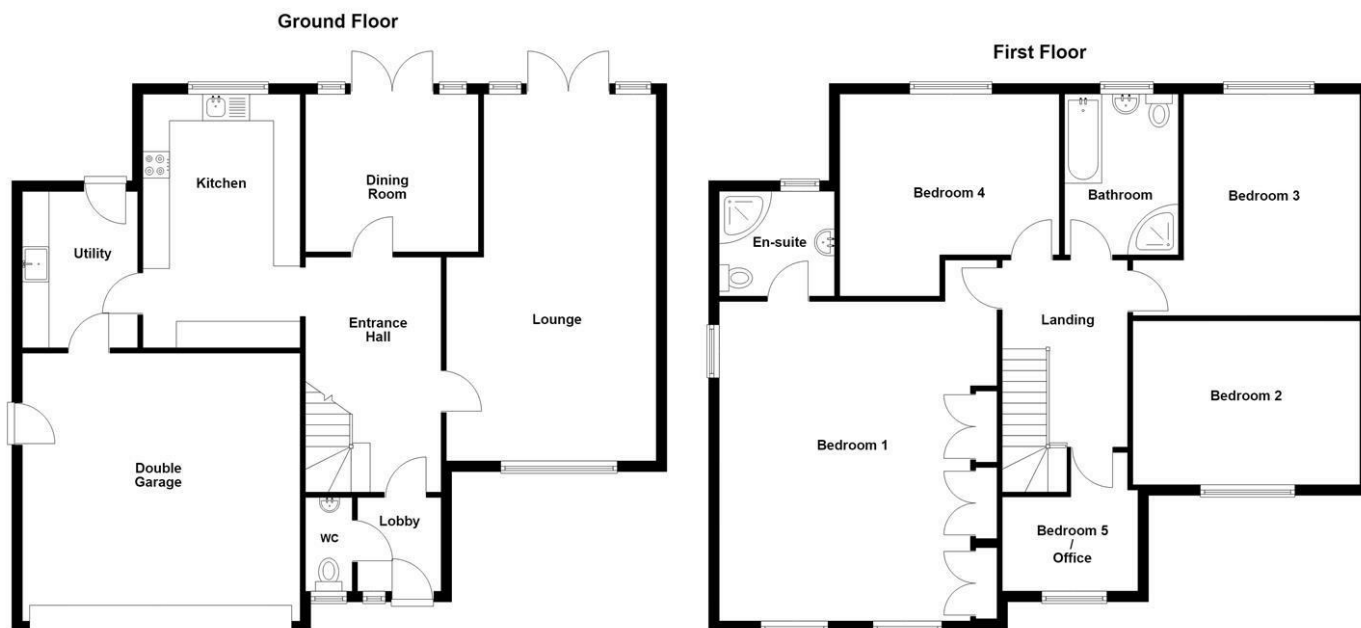




Floorplans are not to scale and for guidance only

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		
(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 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.

LOVE WHERE YOU LIVE

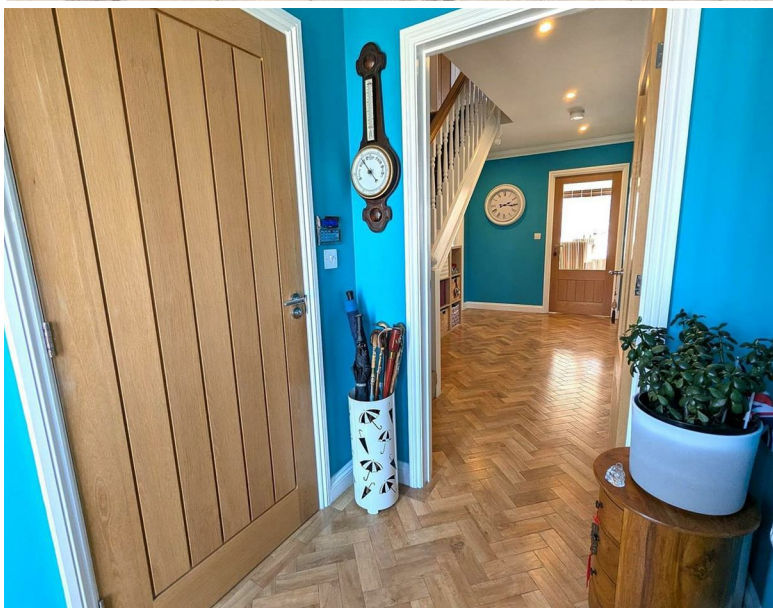
46 REGENT STREET
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• ****CHAIN FREE**** • **AMPLE PARKING AND MOTORHOME/CARAVAN PARKING** • **SUPERB CUL-DE-SAC LOCATION** • **5 BEDROOMS (ONE EN-SUITE)** • **MATURE GARDENS WITH HOT TUB** • **CLOSE TO BEACH**

***** CHAIN FREE***** This most attractive Detached House offers very spacious 4/5 bedroom accommodation which is presented in a good and tasteful decoration throughout.

The house was constructed about 15 years ago and forms part of the small and exclusive Rushclose Development which is a private estate of twenty one 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 many miles of foot and bridle paths over the lovely countryside that surrounds Shanklin.

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

The well planned and spacious accommodation is warmed by gas fired central heating and has uPVC double glazed doors and windows and also features internal oak doors and an integral Double Garage with electric door. To the side of the property is a gated Caravan/Motorhome parking with electric hook-up.

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

LOBBY 5'10 x 5'1 (1.78m x 1.55m)

SEPARATE WC 5'10 x 3' (1.78m x 0.91m)

ENTRANCE HALL 14'6 x 7'5 (4.42m x 2.26m)

LOUNGE 22'8 reducing to 14'6 x 13' reducing to 10'8 (6.91m reducing to 4.42m x 3.96m reducing to 3.25m)

DINING ROOM 10'8 x 9'9 (3.25m x 2.97m)

KITCHEN 15'8 x 9'9 (4.78m x 2.97m)

UTILITY ROOM 9'8 x 7'1 (2.95m x 2.16m)

FIRST FLOOR - Landing 13'6 max x 7'1 (4.11m max x 2.16m)

BEDROOM 1 15'7 x 17'8 (4.75m x 5.38m)
Fitted wardrobe cupboards

EN-SUITE 7'2 x 6'1 (2.18m x 1.85m)

BEDROOM 2 13'6 x 10'2 (4.11m x 3.10m)

BEDROOM 3 13'6 reducing to 9'9 x 12'1 (4.11m reducing to 2.97m x 3.68m)

BEDROOM 4 13'8 reducing to 6'3 x 12'6 reducing to 8'8 (being (4.17m reducing to 1.91m x 3.81m reducing to 2.64m)

BEDROOM 5 / OFFICE 8'5 x 8'9 max (2.57m x 2.67m max)

BATHROOM 8'8 x 6'10 (2.64m x 2.08m)

DOUBLE GARAGE 17'8 x 15'7 (5.38m x 4.75m)

OUTSIDE 24' x 13'7 reducing to 11'3 (7.32m x 4.14m reducing to 3.43m)

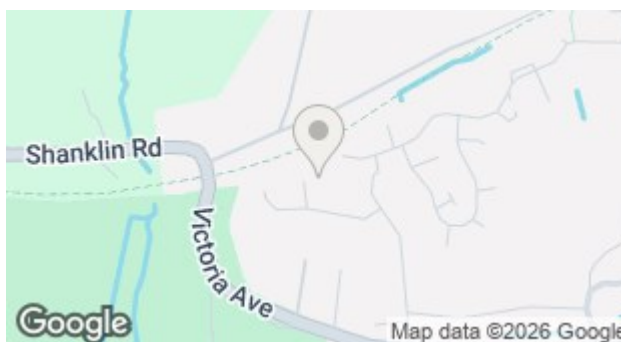
Front: Wide block paved Driveway with parking for 2/3 cars, the Front Garden is open plan and laid to lawn gated driveway to the side of the property providing Motorhome/Caravan parking with electric hook up (24' x 13'7 reducing to 11'3 - 7.32m x 4.14m reducing to 3.43m)

Rear Garden has a South and Westerly aspect and is enclosed by high fencing and is laid to a paved Patio area, lawn and recently created Sun Patio with Hot Tub. The garden has a wealth of mature planting and flower borders. Garden Shed and a good quality Garden Chalet/Store.

TENURE - Freehold

SERVICES - All mains available

COUNCIL TAX BAND - F



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