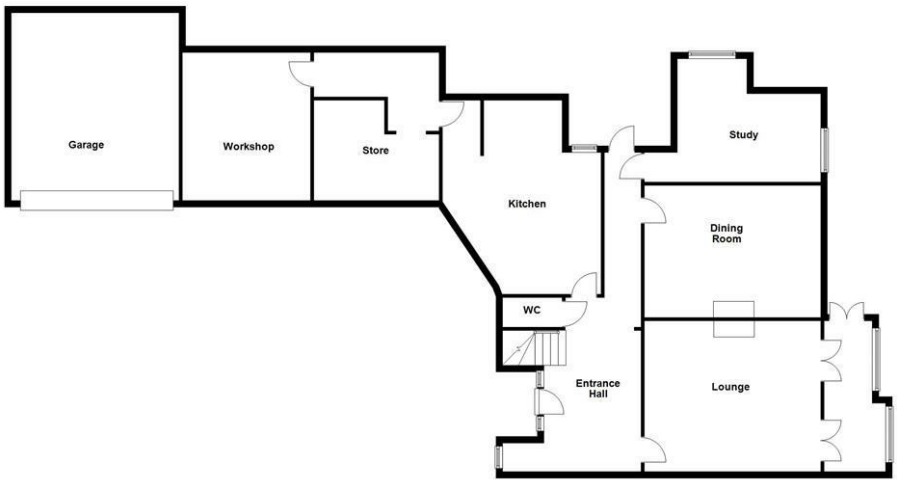
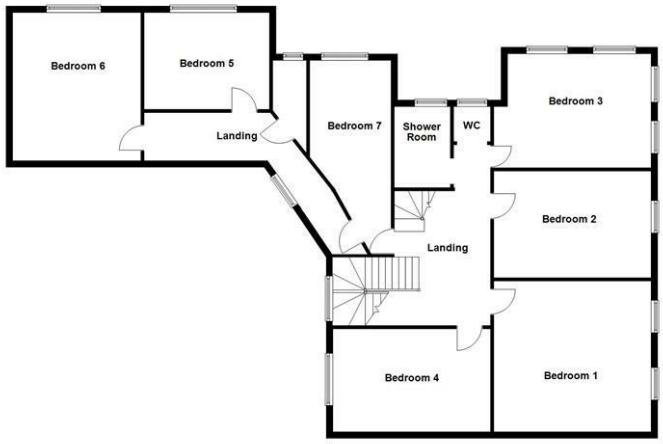
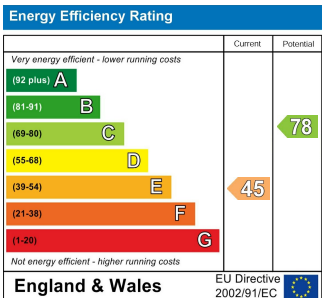
Ground Floor



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

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

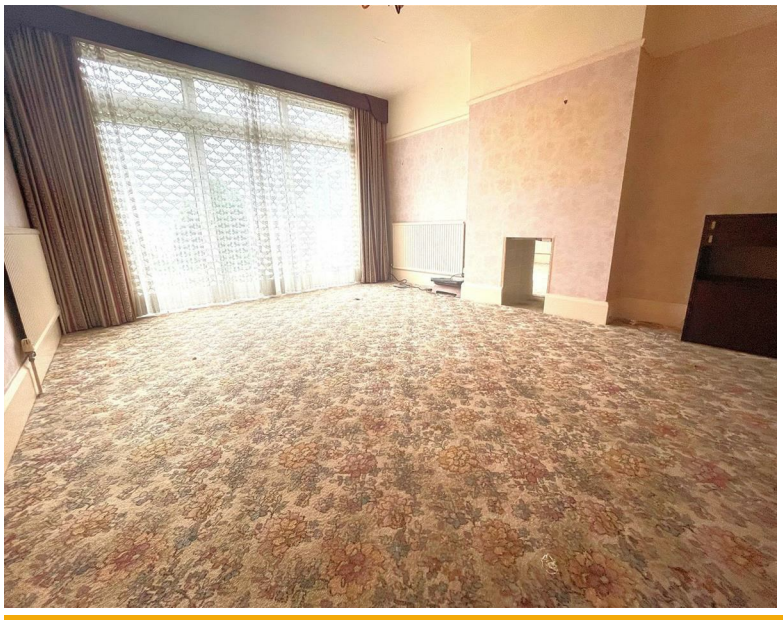
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

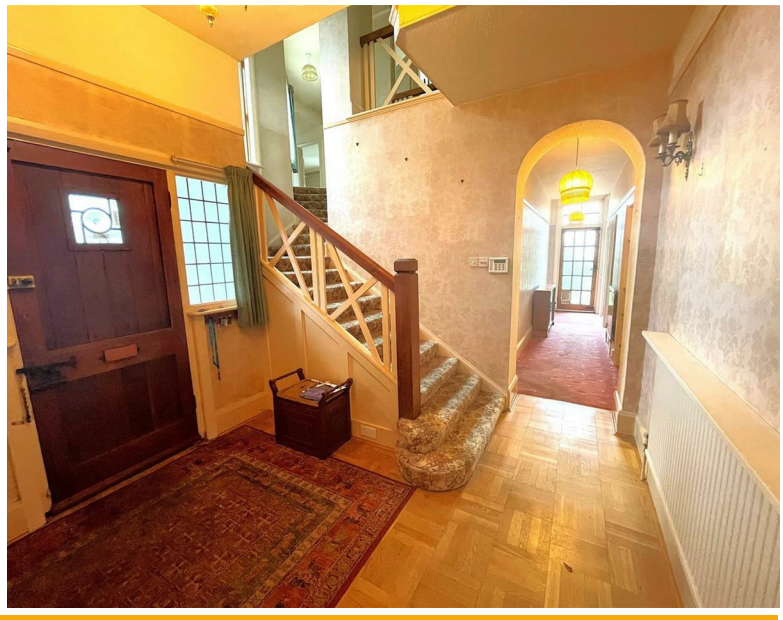
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An opportunity to acquire a quite unique partially attached residence which has been in the family for over 50 years and ready to put your stamp on, that is well located towards the outskirts of Sandown and offering easy access to the local Doctor's Surgery and The Heights Leisure Centre. Also nearby is the local town centre shops and amenities, as well as the Cliff path leading to the Beach/Esplanade.
The house which enjoys some sea views offers spacious accommodation, which is warmed by gas fired central heating and outside there is a Garden to the rear and to the front there is a double Garage and additional car parking.
Subject to the necessary consents, we feel there is scope to create an Annexe within the existing accommodation and furthermore there is potential to create a Roof terrace, again, subject to the necessary consents.
The property is offered with no onward chain and we would recommend an internal viewing to fully appreciate the accommodation offered. It comprises:

ENTRANCE HALL approximately 11' x 10' exclusive of recess (approximately 3.35m x 3.05m exclusive of recess)
Spacious area with feature staircase.

CLOAKROOM

LOUNGE 15'4 max x 17'10 (4.67m max x 5.44m)
Double doors leading to

CONSERVATORY 7'2 max x 17'0 (2.18m max x 5.18m)

DINING ROOM 13'4 max x 17'5 (4.06m max x 5.31m)
With patio door to outside

STUDY 8'11 exclusive of bay recess x 15'8 exclusive of d (2.72m exclusive of bay recess x 4.78m exclusive of)

KITCHEN 16'10 max x 11'11 (5.13m max x 3.63m)
Leading to

LOBBY AREA

BOILER ROOM/STORE ROOM 12'6 x 10'0 max (3.81m x 3.05m max)

WORKSHOP/STORE ROOM 14'9 x 13'0 (4.50m x 3.96m)

Stairs leading to

FIRST FLOOR
and Landing

BEDROOM ONE 15'4 max x 17'10 (4.67m max x 5.44m)

BEDROOM TWO 9'7 max x 17'11 (2.92m max x 5.46m)

BEDROOM THREE 12'7 x 17'11 max (3.84m x 5.46m max)

SHOWER ROOM
With shower cubicle, wash basin and WC.

BEDROOM FOUR 13'4 x 10'6 (4.06m x 3.20m)

REAR LANDING
With walk-in cupboard with insulated cylinder with immersion

BEDROOM FIVE 11'1 x 12'7 exclusive of recess (3.38m x 3.84m exclusive of recess)

BEDROOM SIX 15'5 x 13'2 (4.70m x 4.01m)

BEDROOM SEVEN 8'1 exclusive of recess x 8'0 (2.46m exclusive of recess x 2.44m)

From the main landing there is a staircase leading to the Flat Roof area (approximately 37'0 x 18'0)

OUTSIDE
To the front there is parking for 4 to 5 cars and double Garage externally measuring approximately 19'6 x 17'0.
To the rear of the property there is an enclosed Garden being mainly laid to lawn.
Basement area.

NB: Due to the amount of renovation works required to the property, our vendor clients are seeking a cash purchaser.

ARTHUR WHEELER
ESTATE AGENTS









