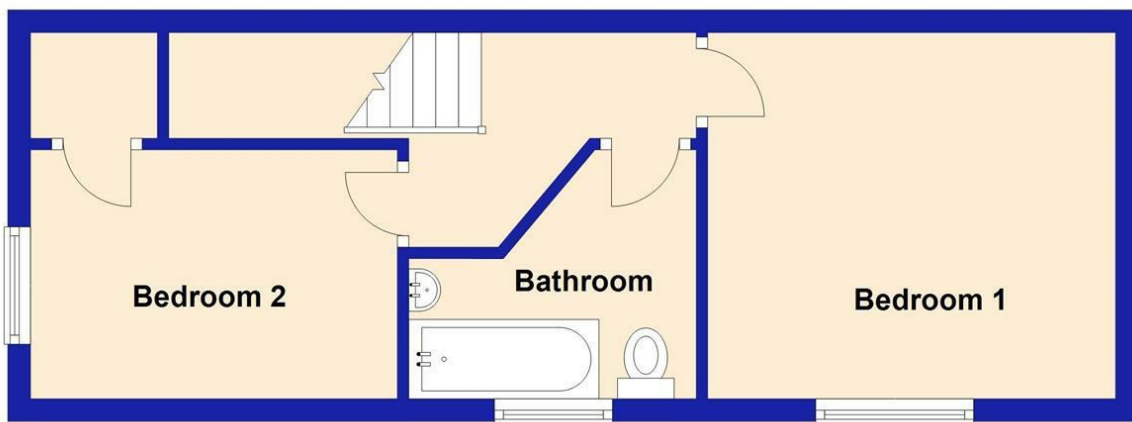


## Ground Floor



## 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	68	74
(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 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

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37C  
FITZROY STREET  
SANDOWN  
PO36 8HZ

£125,000



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



• TWO BED TERRACE • OPEN PLAN KITCHEN/LOUNGE • GAS CH & UPVC DG • IDEAL FIRST PURCHASE OR INVESTMENT • TOWN LOCATION • CLOSE TO BEACH & ESPLANADE

An older style mid terrace house, being well located just off the Town Centre and offering easy access to shops etc. Also close by is the beach/esplanade and the local schools. Gas fired central heating, replacement uPVC double glazing. Hall, Lounge/kitchen, Two Bedrooms, Bathroom & WC. Would suit a First Time Buyer or Investment purchaser.

An older style mid-terrace house which is located just off the town centre of Sandown and offering easy access to the local shops, amenities, beach & esplanade. Also within close proximity is The Heights leisure facility, Medical Centre and the local schools.

The property benefits from gas central heating and replacement uPVC double glazing. We feel it would be of particular interest to either a first time buyer or rental investor. It comprises:

**REPLACEMENT FRONT DOOR TO:**

**LOBBY AREA**

**OPEN PLAN LOUNGE/KITCHEN 17'6 x 10'7 (5.33m x 3.23m)**

**STAIRS TO FIRST FLOOR & LANDING**

**BEDROOM ONE 11'10 x 10'6 (3.61m x 3.20m)**

**BEDROOM TWO 8'2 x 7'3 (2.49m x 2.21m)**  
Cupboard housing Potterton gas fired boiler

**BATHROOM**

**SERVICES**

All mains are available

**TENURE**

Leasehold. With approximately 785 years remaining on the lease.

The 4 flat leaseholders are in the process of forming a company to purchase the headlease of the building for £1.

The individual flat leases are not being varied, and nor is the headlease. The buyer can apply to

become a member of the company once the flat purchase has completed.

**COUNCIL TAX**

**BAND A**

