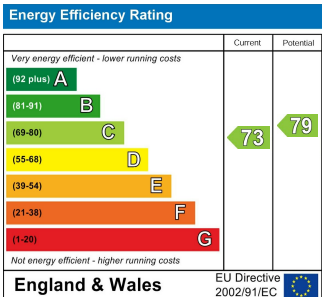
Floorplans are not to scale and for guidance only



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.

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• POTENTIAL PARKING TO RENT • TWO BEDROOMS TERRACE HOUSE • ATTIC ROOM • CHARACTER ACCOMMODATION • UPDATED KITCHEN & BATHROOM SUITES • FRONT GARDEN & REAR COURTYARD

POTENTIAL PARKING SPACE TO RENT WITH THE PROPERTY A charming older style mid-terrace Cottage that occupies a tucked away location and is only about 1 mile distant from the lower High Street and the Beach/Esplanade. Also within the area is the Heights Leisure Centre, Medical Centre and Schools. Within convenient access is a Filling Station with a Convenience Store. The character accommodation is warmed by gas fired central heating and benefits include cavity wall insulation, replacement uPVC double glazed windows virtually throughout, updated Kitchen and Bathroom suites and an enclosed Courtyard Garden to the rear and a Garden to the front.
To fully appreciate the deceptively spacious accommodation, we would recommend an internal viewing. It comprises:

GROUND FLOOR
Covered entrance to

ENTRANCE LOBBY

DINING ROOM 14'2 into bay x 10'11 (4.32m into bay x 3.33m)

LOUNGE 13' into bay exclusive of recess x 10'11 (3.96m into bay exclusive of recess x 3.33m)

SITTING AREA 11'6 x 7' max (3.51m x 2.13m max)

CLOAKROOM
With WC and Basin

KITCHEN 10'8 x 8' (3.25m x 2.44m)

Stairs leading to

FIRST FLOOR
and Landing.

BEDROOM ONE 14'5 x 10'8 exclusive of recess (4.39m x 3.25m exclusive of recess)

BEDROOM TWO 11'5 x 11' (3.48m x 3.35m)

BATHROOM
White suite comprising of P-Shaped bath, wash basin, WC & bidet.

From the Landing, there is a Ceiling hatch with fold down ladder, leading to

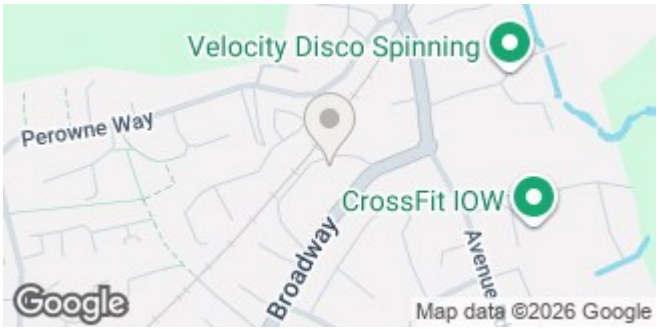
ATTIC ROOM 14'7 max x 17'2 max (4.45m max x 5.23m max)
With sloping ceilings and 2 Velux windows. With background Downland views.

OUTSIDE
To the front of the property there is a moderate Garden being mainly laid to lawn. To the rear of the property there is a courtyard area with a Shed/Store (11'1 x 6'7). Gate providing right of way onto the Broadway for pedestrian access.
We are advised by the vendors that they currently rent a parking space on Parsonage Road and the owner of the space has indicated that they would willing to continue with this arrangement.

SERVICES
All mains are available.

TENURE
Freehold

COUNCIL TAX
Band B



ARTHUR WHEELER
ESTATE AGENTS