

Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		72	
(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](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

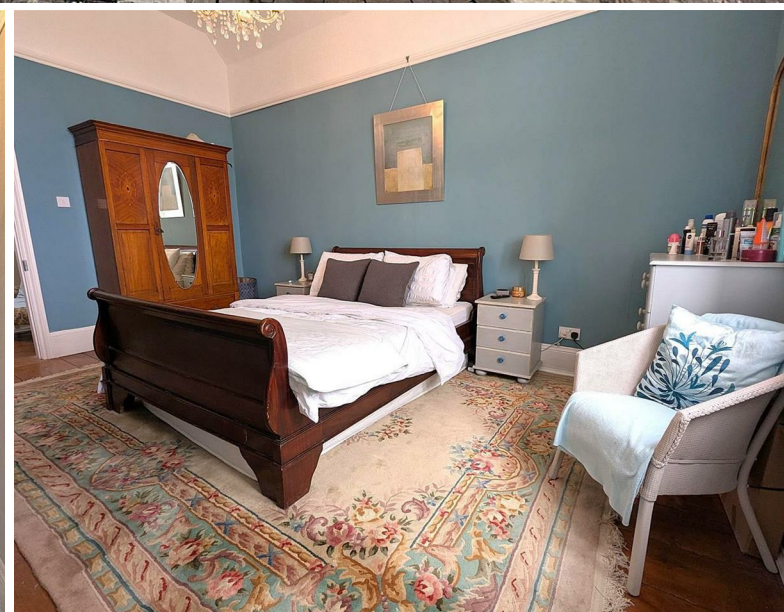
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• CHAIN FREE • OLDER STYLE CHARACTER HOUSE • TWO/THREE BEDROOMS • EN-SUITE  
SHOWER TO ONE BEDROOM • GAS CH • MULTIPLE PARKING • ENCLOSED REAR GARDEN • SUPER

## LOCATION

An immaculately presented, unique older style period home, tucked away in a quiet setting, approached via a private driveway. Despite its peaceful position, the property is conveniently located close to local amenities—approximately half a mile from the town centre shops, beach, Esplanade, train station and the Heights Leisure Centre.

This deceptively spacious home offers character accommodation with gas fired central heating and uPVC double glazing. Outside, there is multiple parking to the front of the property and an enclosed, south facing rear garden with a garden room—ideal for relaxing, hobbies or working from home.

To fully appreciate this opportunity, an internal viewing is highly recommended. It comprises:

### ENTRANCE HALL

With feature staircase

**BEDROOM THREE/OFFICE 11'0 x 6'2 exclusive (3.35m x 1.88m exclusive)**

With cupboard housing gas fired Boiler

### SHOWER ROOM

With shower, wash basin and WC

**KITCHEN 11'5 x 9'9 (3.48m x 2.97m)**

With integrated units comprising of slimline dishwasher, washing machine, fridge freezer and extractor unit over cooker recess.

**WALK-IN CUPBOARD 8'7 x 4'2 (2.62m x 1.27m)**

**LOUNGE/DINER 19'4 into bay x 15'6 max (5.89m into bay x 4.72m max)**

A feature reception room with French doors leading onto the Garden

Stairs leading to

### FIRST FLOOR

and Landing

**BEDROOM ONE 17'0 x 15'6 max (5.18m x 4.72m max)**

**BEDROOM TWO 15'11 x 9'11 exclusive of recess (4.85m x 3.02m exclusive of recess)**

With door to

### EN-SUITE SHOWER ROOM

With shower, wash basin and WC.

### BATHROOM/WC

With white suite of bath, basin and WC.

### OUTSIDE

As mentioned, shared private driveway and Greystones can accommodate parking of up to 4 cars. Small garden area to the front and to the rear there is a super enclosed Garden with Grey Sandstone patio and summerhouse.

NB There is a single garage en-bloc which is available by separate negotiation

### SERVICES

All mains are available

### TENURE

Freehold

### COUNCIL TAX

Band D

