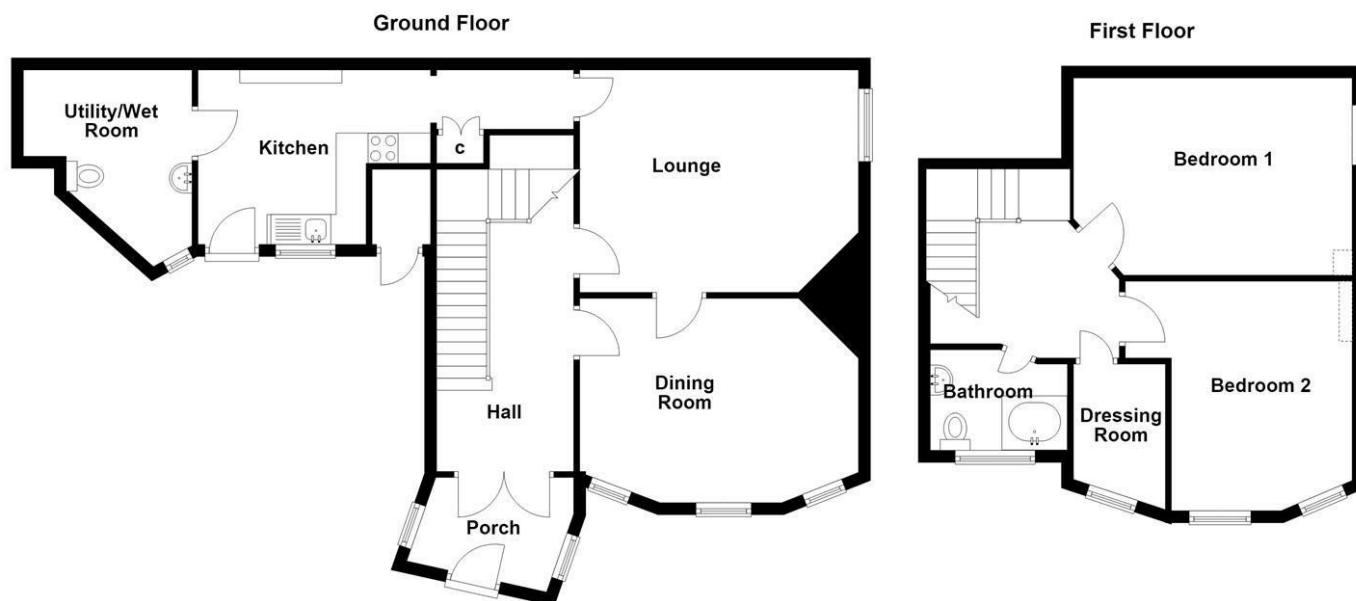
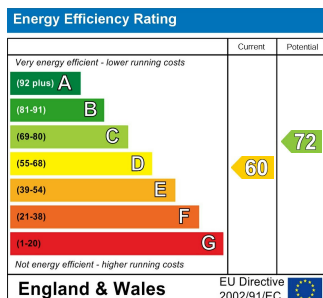




Floorplans are not to scale and for guidance only



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

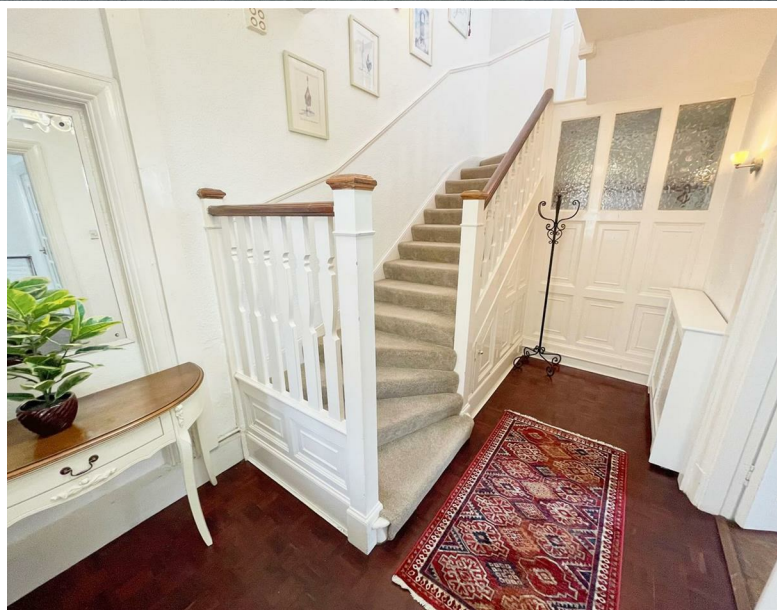
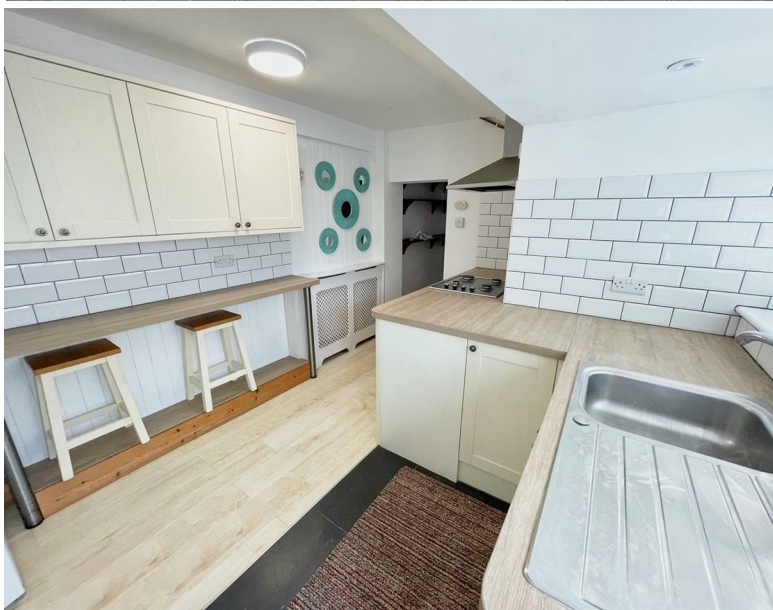
46 REGENT STREET
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• CHAIN FREE • ORIGINAL VICTORIAN FEATURES • CLOSE TO AMENITIES • GAS CH • UPVC DOUBLE GLAZING • CORNER LOCATION • THREE BEDROOMS • SMALL COURTYARD GARDEN

A charming semi detached House being located on the corner of the Broadway and Station Avenue, which offers convenient access to the town centre shop and amenities, the Beach/Esplanade, the Heights Leisure facility and the medical centre. Also close by are the local schools and "on the doorstep" is a local convenience store. The character accommodation benefits from gas fired central heating and replacement uPVC double glazed windows. The property retains many original features including the Parquet flooring to the reception rooms. The property is offered with no onward chain and we would recommend an internal viewing to appreciate this lovely home. It comprises:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Double doors to

ENTRANCE HALL

With feature staircase

LOUNGE 14'11 max x 12'1 into bay (4.55m max x 3.68m into bay)

DINING ROOM 11'11 max x 14'11 max (3.63m max x 4.55m max)

Door to inner lobby

KITCHEN 12'9 max x 9'6 max (3.89m max x 2.90m max)

Door to

UTILITY ROOM/WET ROOM

With wash basin, WC and shower area with Triton electric shower. Plumbing for washing machine. Wall hung Glow-worm gas fired Boiler.

Stairs leading to

FIRST FLOOR

and Landing. With ceiling hatch to roof space.

BEDROOM ONE 15' max x 10'8 max (4.57m max x 3.25m max)

BEDROOM TWO 10'1 max/exclusive of door recess x 13'4 max (3.07m max/exclusive of door recess x 4.06m max)

BEDROOM THREE/BOX ROOM 8'10 average x 4'7 (2.69m average x 1.40m)

BATHROOM/WC

With electric shower over corner Bath.

OUTSIDE

Accessed from either the Kitchen or directly from the Broadway there is a small Courtyard area being laid to Deck & Gravel. Outside Bin/Store cupboard.

SERVICES

All mains are available

TENURE

Leasehold. Held on the balance of a 1000 year lease from 11/10/1866 with a Ground Rent of £5 per annum.

COUNCIL TAX

Band C

