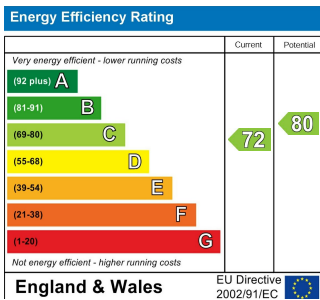


Floorplans are not to scale and for guidance only



### 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](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 reposessed 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

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



2  
PIER STREET  
SANDOWN  
PO36 8JR

£525,000



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



• UNUSUAL AND RARE PURCHASE OPPORTUNITY • 4 STOREY TOWN HOUSE • STUNNING  
SEA VIEWS • SEVEN BEDROOMS • SUPERB LOCATION • CHAIN FREE

Offered chain free, an exciting opportunity to acquire an imposing four storey, seven bedroom, Victorian semi-detached town house, with a lock-up shop, double garage and large sunny roof terrace. Features and benefits of the property include superb sea views, gas central heating, replacement uPVC double glazing, and many original features such as fireplaces, staircase, high ceilings and cornicing. The property is located near to the top of Pier Street and only about 50 metres from the large sandy, family friendly beach and the recreational pleasure pier. Very conveniently placed for the High Street shops, the nearby leisure centre facilities and the medical centre, the property is also in close proximity of local bus stops, and the train station is approximately half a mile distance. The current owners have enjoyed the spacious, light and airy accommodation for a good number of years but are now selling due to their retirement plans and therefore the property is being offered for sale ready for its next chapter of ownership.

#### Ground Floor

**Lock-up Shop 18'10max x 13'10 max (5.74mmax x 4.22m max)**

with intercommunicating door to the main house

#### Entrance Hall

with cloakroom containing WC and basin. Door to

**Store Area 14'2 x 9'1 (4.32m x 2.77m)**

leading to

**Utility Area 8'8 x 8'0 (2.64m x 2.44m)**

with sink and plumbing for washing machine, and walk in shower

**Double Garage 24'4 x 16' (7.42m x 4.88m)**

Double width garage with up and over remote controlled electric door, with power and light

**Stairs leading to**

first floor

**Lounge 19'3 max x 14'9 max (5.87m max x 4.50m max)**

#### Cloakroom

with WC and basin. Wall hung Glow Worm gas fired boiler.

**Kitchen 19'3 x 14'6 (5.87m x 4.42m)**

with breakfast bar, integrated gas hob and half height electric oven. Double Doors to

**Roof Terrace 20'4 x 17'1 (6.20m x 5.21m)**

Stairs to Second Floor

#### Shower Room

with shower cubicle, basin and WC

**Bedroom One 19'2 max x 14'10 max (5.84m max x 4.52m max)**

**Bedroom Two 10'10 max x 14'11 max (3.30m max x 4.55m max)**

**Bedroom Three 14'11 x 7'10 max (4.55m x 2.39m max)**

Stairs to Third Floor

#### Bathroom

with white suite bath with shower over, basin and WC

**Bedroom Four 14'11 max x 9'11 (4.55m max x 3.02m)**

**Bedroom Five 15'2 x 11' max (4.62m x 3.35m max)**

**Bedroom Six 7'9 max x 15'2 (2.36m max x 4.62m)**

**Bedroom Seven 14'9 x 9'1 max (4.50m x 2.77m max)**

#### Outside

Double width garage with up and over remote controlled electric door, with power and light

NB the shop unit is currently let and we understand from the vendor client that the existing tenant is equally in agreement to stay on or vacate.

**Services - All mains available.**

**Tenure - Freehold**

**Council Tax Band - TBC**



