

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	83
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

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
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



44

WESTERN ROAD
SHANKLIN
PO37 7NF

£325,000



01983 868 333
www.arthur-wheeler.co.uk



- POPULAR TOWN CENTRE LOCATION • 4 BEDROOMS & TWO BATHROOMS • KITCHEN/DINER • OFF ROAD PARKING & GARDEN • CONSERVATORY • CLOSE TO BEACH & ESPLANADE

A superb 4 bedroom semi-detached house constructed circa 1900's offered for sale in our opinion in great decorative condition. The property has undergone sympathetic refurbishment and modernisation over the years to include refitted kitchen and bathroom suites, gas fired central heating and redecoration throughout. Further benefits include: uPVC double glazed windows throughout, easy to maintain gardens, conservatory and off road parking.

The property is situated in the heart of Shanklin Town Centre on a very popular road being within easy reach of the Beach/Esplanade, Train Station, Doctor's Surgery and main bus routes. In our opinion, the house would be equally suitable for those seeking a good sized family home or a holiday home. Viewing is highly recommended to appreciate the spacious accommodation on offer which comprises;

ENTRANCE HALL

LOUNGE 12'6 x 11'11 (3.81m x 3.63m)

BEDROOM 4 12' reducing to 4'8 x 11'10 reducing to 8'2 (3.66m reducing to 1.42m x 3.61m reducing to 2.49m)

"L" shaped room with door off to:

EN SUITE SHOWER ROOM 6'10 x 3'2 (2.08m x 0.97m)

KITCHEN/DINER 13'8 x 11'2 (4.17m x 3.40m)

CONSERVATORY 11'2 x 8'11 (3.40m x 2.72m)

UTILITY AREA

FIRST FLOOR - LANDING

BEDROOM 1 11'9 x 11'1 plus bay window (3.58m x 3.38m plus bay window)

BEDROOM 2 12 x 11'9 (3.66m x 3.58m)

BEDROOM 3 11'5 x 10'3 (3.48m x 3.12m)

BATHROOM

recently re-fitted suite

SEPARATE WC

OUTSIDE

To the front of the property is off road parking for two vehicles. Gated side access leading to the rear courtyard style garden.

TENURE - Freehold

SERVICES - All mains available

COUNCIL TAX - Band C



