



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		74	
(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

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



36
FAIRFIELD GARDENS
LAKE
PO36 9EY

£450,000



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



- WELL PRESENTED FAMILY HOME • 4/5 BEDROOMS MASTER EN-SUITE • STUNNING DOWNLAND VIEWS • MATURE GARDENS • 3 RECEPTION ROOMS • OFFICE & UTILITY

A spacious Detached 4/5 Bedroom House constructed circa 1995 and being well situated in a popular residential cul-de-sac that offers convenient access to the Local Schools, Medical Centre, Heights Leisure Centre, Countryside Walks and the Local Golf Club. Also in the Sandown area is a good selection of Shops, Amenities and the Beach/Esplanade with its super sandy Beaches.

The property features gas fired central heating, uPVC double glazed windows, an En-suite to the Master Bedroom, Office, Summer Lounge, Utility Room and Dining Room. Outside is ample Off Road Parking and Garage. Stunning landscaped mature Gardens and lovely open aspect with downland views. The house should be viewed internally to fully appreciate the well presented accommodation. It comprises:-

ENTRANCE HALL 14'8 x 5'10 (4.47m x 1.78m)

LOUNGE 16'3 x plus bay x 10'9 (4.95m x plus bay x 3.28m)

DINING ROOM 10'1 x 8'9 (3.07m x 2.67m)

KITCHEN 10'2 x 10'1 (3.10m x 3.07m)

UTILITY ROOM 10'1 x 5'5 (3.07m x 1.65m)

OFFICE 12'8 x 7'9 (3.86m x 2.36m)

BEDROOM 5 / SUMMER LOUNGE 17' x 7'9 (5.18m x 2.36m)

SHOWER ROOM

FIRST FLOOR - Landing

BEDROOM 1 15'8 x 10'8 (4.78m x 3.25m)

EN-SUITE

BEDROOM 2 11'5 x 7'8 (3.48m x 2.34m)

BEDROOM 3 10'9 x 8'9 plus door recess (3.28m x 2.67m plus door recess)

BEDROOM 4 9'1 x 6'9 (2.77m x 2.06m)

GARAGE 17'8 x 8'3 (5.38m x 2.51m)

OUTSIDE

FRONT - The front of the property is ample off road parking (with further scope to increase the parking if required) and shingle. Access down both sides of the property to;

REAR - The rear garden is beautifully landscaped with mature planting patio and lawned areas, Summer House and superb downland views.

TENURE - Freehold (to be confirmed)

SERVICES - All mains available

COUNCIL TAX - Band E



