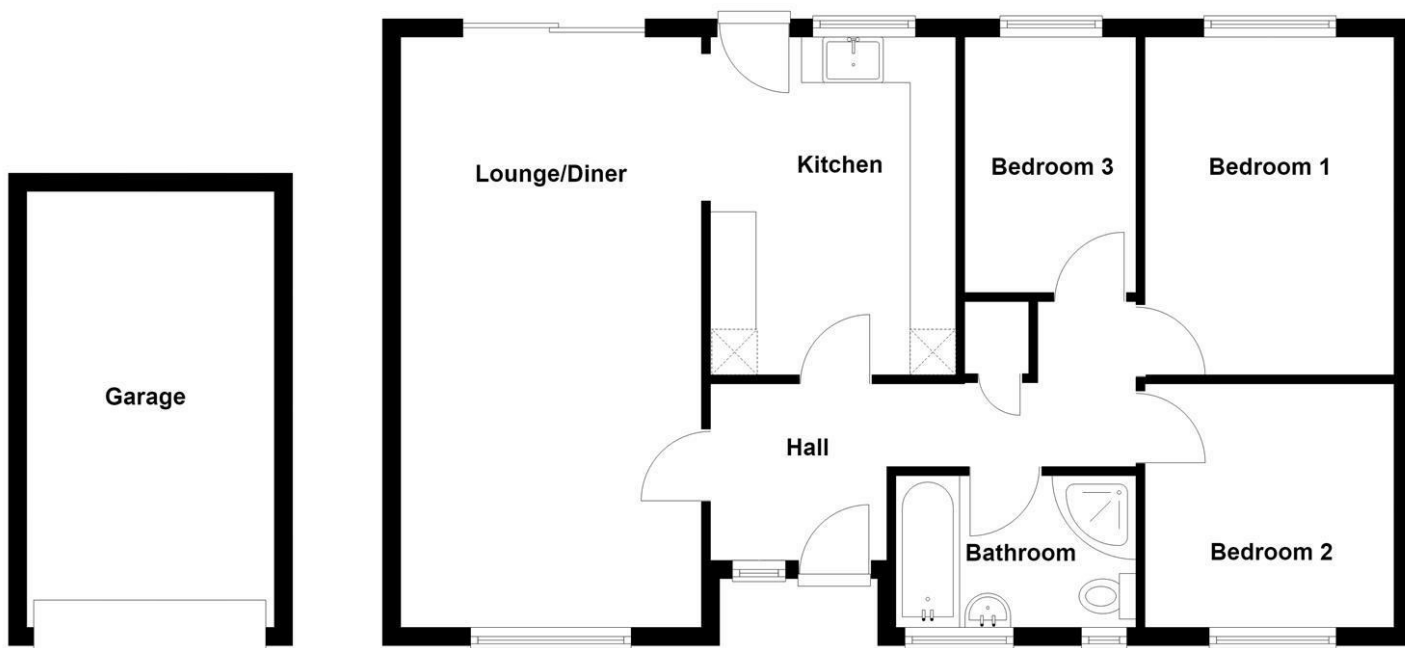


Ground Floor



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	70	78
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

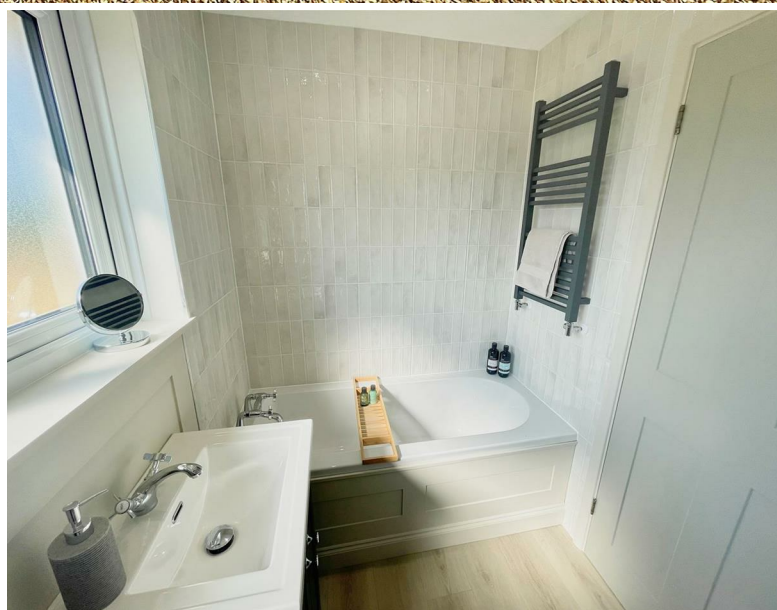
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• CHAIN FREE • DETACHED BUNGALOW • THREE BEDROOMS • RECENTLY REFURBISHED • GAS CH • REAR GARDEN • GARAGE & PARKING • POPULAR VILLAGE LOCATION

A superb, three bedroom detached Bungalow being well located in a quiet residential area of the thriving village of Bembridge but offering easy access to the local general store. Nearby there is a popular Public House/Restaurant and many miles of delightful countryside and coastal walks.

The Bungalow has been refurbished in recent months to a high specification by a reputable local developer and benefits include gas fired central heating, replacement uPVC double glazed windows, re-fitted Kitchen & Bathroom suites, re-decoration and new floor coverings throughout. Outside there is ample parking to the front, a Garage and a rear garden that backs onto the Steyne Park recreation area.

To fully appreciate this lovely home we would recommend an internal viewing. It comprises:

ENTRANCE HALL

With built in cupboard housing Glow-worm gas fired Boiler. With plumbing for washing machine.

SITTING/DINING ROOM 20'10 x 10'10 (6.35m x 3.30m)

With opening to

KITCHEN 12'2 x 8'10 (3.71m x 2.69m)

Comprehensively fitted and including built in Hob with extractor over, oven, integrated dishwasher and fridge freezer. Door to rear Garden.

BEDROOM ONE 12'1 x 9'0 (3.68m x 2.74m)

BEDROOM TWO 9' x 8'7 (2.74m x 2.62m)

BEDROOM THREE 6'2 x 9'2 (1.88m x 2.79m)

BATHROOM

White suite comprising of bath, wash basin and WC, separate quadrant shower.

OUTSIDE

As mentioned there is a mainly gravelled area to the front providing ample parking and leading to a Garage (8'11 x 15'9) with up and over door. To the rear of the property there is a garden mainly laid out lawn with Indian Sandstone patio. Outside tap.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band D

