



- End of Terrace Home
- Resident's Parking
- Short Walk to Cliff Path

- 2 Double Bedrooms
- Close to Local Amenities
- UPVC Double Glazing & Gas Central Heating

- Enclosed Garden
- Far Reaching Coastal Views
- CASH BUYERS ONLY

4 Tower Mews Lake Hill, Lake, Isle of Wight, PO36 9EX

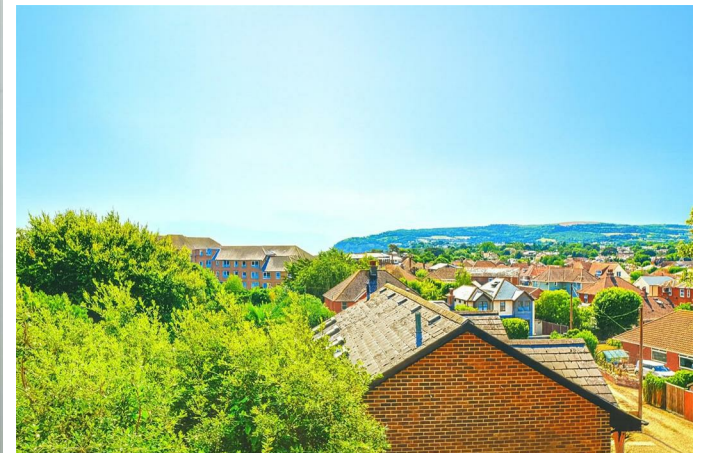
**£160,000**

Located in a convenient setting just a short stroll from the picturesque Cliff Path in Lake, this delightful end of terrace home offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and light, creating a pleasant living environment.

The property features a bathroom on the first floor and a downstairs cloakroom, ensuring that all your daily needs are met with ease. The kitchen benefits from a breakfast bar and ample work-surface space, allowing you to create culinary delights.

One of the standout features of this property is the allocated parking for one vehicle, a valuable asset in this popular location. The proximity to the Cliff Path and easy access to the many local amenities on offer make this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns.



## Accommodation

### Lounge

13' x 10'7 (3.96m x 3.23m)

### Kitchen

10'10 x 9'5 (3.30m x 2.87m)

### Cloakroom

### First Floor Landing

### Bedroom 1

13' x 8'10 (3.96m x 2.69m)

### Bedroom 2

12'11 x 7'9 (3.94m x 2.36m)

### Bathroom

### Outside

To the front of the property there is parking for Residents of Tower Mews. The enclosed side garden can be accessed directly from the lounge.



**N.B**

Please note this property is only suitable for CASH BUYERS due to the number of years remaining on the lease.

**Services**

Unconfirmed: gas, electric, telephone, mains water and drainage.

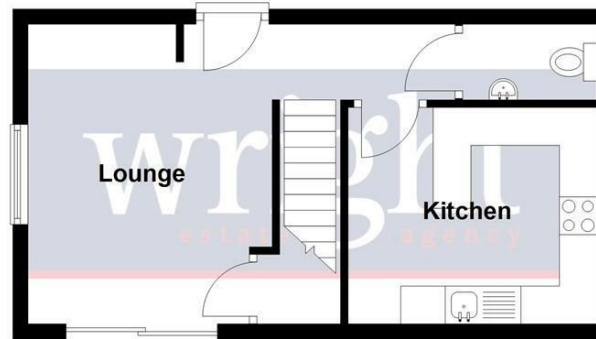
**Council Tax**

Band C - Please contact The Isle of Wight Council on 01983 823901.

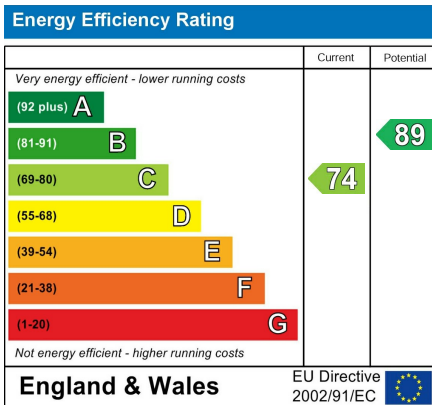
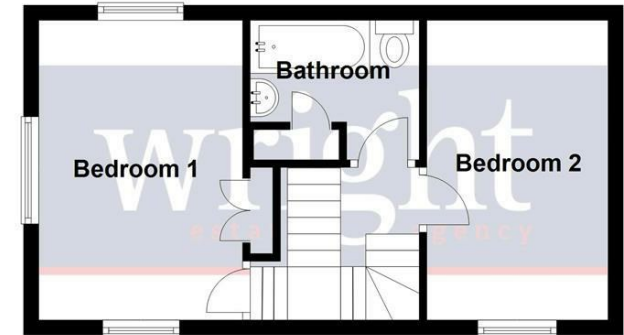
**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



**Ground Floor**



**First Floor**





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....