



- Purpose Built First Floor Flat
- Separate Kitchen
- CHAIN FREE
- Large Double Bedroom
- Private Entrance
- Close to Cliff Path and Local Amenities
- Spacious Lounge/Diner
- Allocated Parking
- Viewings Welcome

7 James Mews Cemetery Road, Lake, PO36 9PP

£125,000

This purpose built first floor flat is conveniently located within easy walking distance of the Cliff Path with direct access to the beach, bus stops providing a regular service between Shanklin and Sandown, and a local convenient store/sub-post office.

The spacious accommodation comprises a generously sized lounge/diner, separate kitchen, large double bedroom, and a bathroom. Additionally, the property benefits from a private entrance and allocated parking in the adjacent car park.

The convenient location, surprisingly spacious accommodation, and allocated parking makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this CHAIN FREE property has to offer!



Accommodation

Ground Floor Private Entrance

First Floor

Hallway

Lounge/Diner

15'6 max x 13'11 max (4.72m max x 4.24m max)

Kitchen

8'6 x 8'2 (2.59m x 2.49m)

Bedroom

17'2 x 9' (5.23m x 2.74m)

Bathroom

7' x 5'5 (2.13m x 1.65m)

Outside

To the side of the building there is a car park providing an allocated space for 1 vehicle.



Services

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

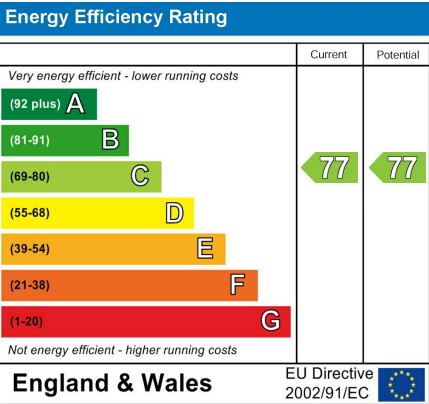
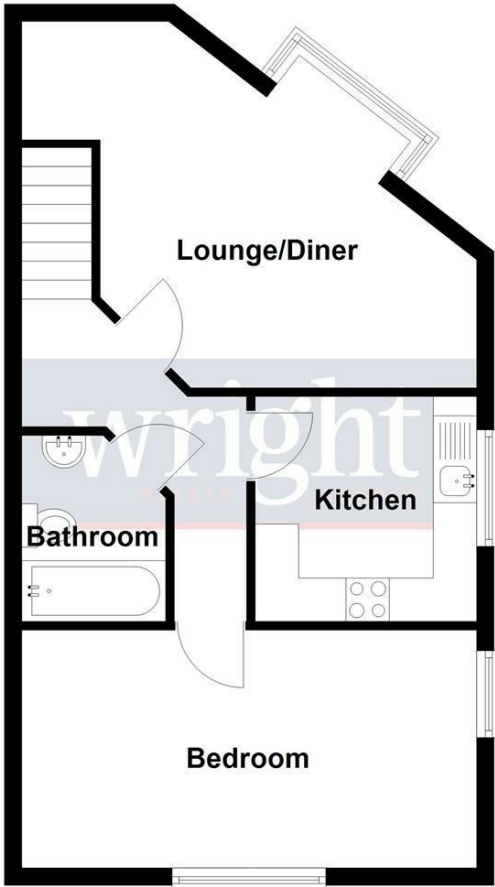
Council Tax

Council Tax Band A - 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.

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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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PROTECTED



Viewing: Date Time