



£175,000

38 Medina Park Folly Lane, East Cowes, Isle of Wight, PO32 6NA





Situated in a rural and tranquil setting is this highly desirable home boasting a beautiful garden. Close by is a riverside pub to enjoy a meal and watch the changing scenery from. Potential buyers must be 50 years or over and use the property as their main residence.

This Stately Chatsworth Gold 42ft x 20ft static park home is located on the south side of Medina Park and enjoys views towards Island Harbour from the beautiful raised decked area. This wonderful property is extremely well presented with the gardens and pathways offering a colourful surrounding to this comfortable home.

The accommodation is spacious and light throughout and comprises of a welcoming hallway, large lounge with patio doors leading out onto the raised decking, dining room, kitchen with modern white units, two double bedrooms with integral storage and wardrobes and wet room.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located a mile away.



Hallway

Lounge 19'5" x 11'4"

Diner 9'8" x 7'8"

Kitchen 13'10" x 9'6"

Shower Room 6'11" x 6'6"

Bedroom 1 14'0" x 9'5"

Bedroom 2 9'5" x 8'9"

Outside

This static home has a wonderful wrap around garden with mature shrubs, trees and flower beds. There is also a useful storage shed and allocated parking to the side. One of the main features is the rear garden. It is a wonderful garden with good size lawn area, decorative shingle, mature trees, shrubs and a fantastic raised composite decked area to really enjoy those Al Fresco evenings.

Additional Information

Site fees - £195 per month

Sewage - £14 per month

1 cat allowed - no dogs

Council Tax

Band A

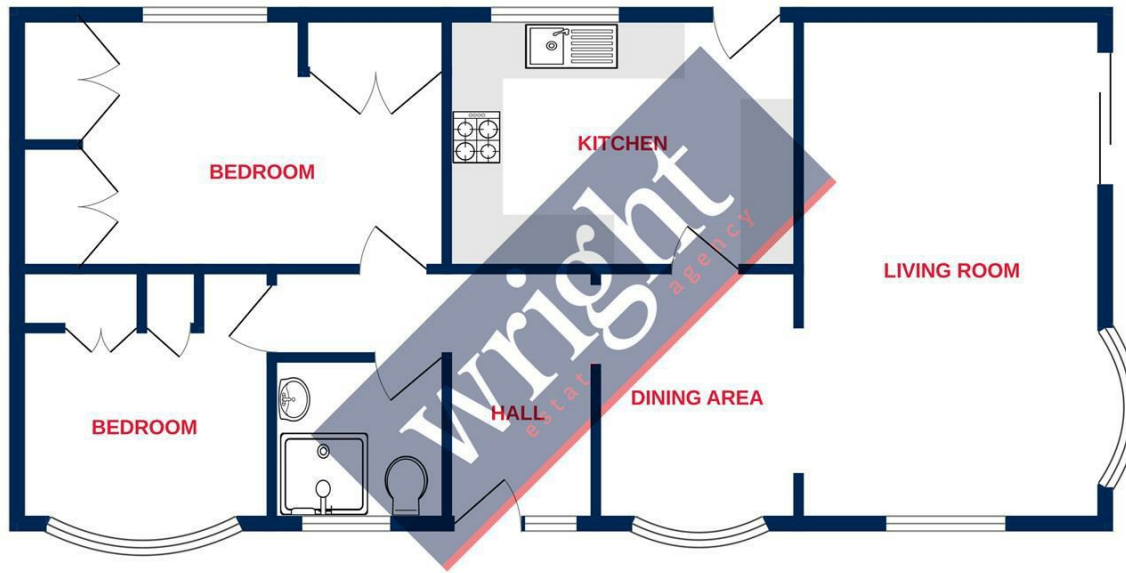
Services

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

Agent 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
790 sq.ft. (73.4 sq.m.) approx.




TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC 	



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estate agency