



**£289,950**

13 Kent Avenue, East Cowes, Isle Of Wight, PO32 6QN





If you are wanting the perfect family home then look no further! This deceptively spacious and very well presented family home is situated within a popular location, close to schools and recreational grounds. The property is within walking distance of East Cowes seafront and Queen Victoria's former summer residence Osborne House.

The bright and welcoming accommodation comprises of a entrance hallway, sitting room with double doors to the dining room, conservatory with lovely outlook over the garden, kitchen with useful breakfast bar and side porch which makes an ideal storage room. The first floor comprises of three good size bedrooms, family bathroom with modern white suite and stairs up to loft room - bedroom 1. The main loft room - bedroom is spacious and light and has the added benefit of an en-suite shower room wc.

Externally the property boasts off road parking for two cars. The rear garden is a real treat and has enough space for all the family. There is a good size lawn area for the kids to play and a large patio area for all the family to enjoy those family gatherings.

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 under half a mile away.

This truly is a fantastic family home, therefore an internal viewing is highly recommended to appreciate what is on offer. Please contact The Wright Estate Agency on 01983 281010.



**Entrance Hall**

**Lounge**

14'0" x 11'0"

**Dining Room**

11'7" x 10'10"

**Kitchen**

11'2" x 10'0"

**Side Porch**

11'3" x 5'7"

**Attic Bedroom**

16'2" x 11'5"

**En-Suite**

5'1" x 3'8"

**Bedroom 2**

13'9" x 8'11"

**Bedroom 3**

11'3" x 10'5"

**Bedroom 4**

8'11" x 7'6"

**Bathroom**

6'9" x 5'7"

**Conservatory**

15'7" x 9'9"

**Outside**

To the front of the property there is a driveway which provides off road parking for two cars. The enclosed rear garden comprises of a good size lawn area with lots of room for the kids to enjoy, storage shed and a good size patio area, perfect for those family gatherings.

**Council Tax**

Band B

**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  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU  
Phone: 01983 281010  
Email: eastcowes@wright-iw.co.uk

**wright**  
estate agency