

eastcoves@wright-iw.co.uk

wright
estate agency



Offers In Excess Of £299,950

64 Medina View, East Cowes, Isle of Wight, PO32 6SU





This beautiful waterside home offers spacious family accommodation and is set within a very desirable area. Proudly positioned, this lovely property boasts a pleasant outlook towards the bustling River Medina and Marina.

The property comprises of a welcoming entrance hall, ground floor shower room WC, utility room and bedroom 3. Continuing to the first floor, there is a good size lounge/ diner with lovely River Medina Views and kitchen with Marina Views. The second floor is light and spacious and comprises two double bedrooms with the master having an en-suite and family bathroom. Externally there is off road parking via the driveway, good size garage and garden with ample seating and dining areas.



This is a rare opportunity to acquire a substantial family home in the coastal resort of East Cowes, which 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.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010



Hallway	
Bedroom 3	9'2" x 7'10"
Utility	6'5" x 5'7"
Shower Room	9'8" x 2'10"
Lounge / Diner	16'10" x 14'7"
Kitchen	8'6" x 7'11"
Bathroom	6'9" x 5'7"
Bedroom 1	12'7" x 8'2"
En-Suite	5'5" x 4'10"
Bedroom 2	10'11" x 9'8"

Outside

To the front of property is a driveway providing off road parking which leads to the garage that has an up and over door. The rear garden is mainly laid to patio with various shrubs providing a low maintenance space.

Council Tax
Band D

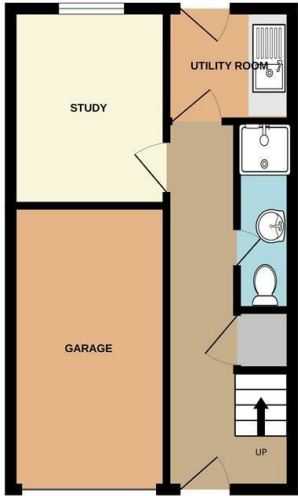
Services

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

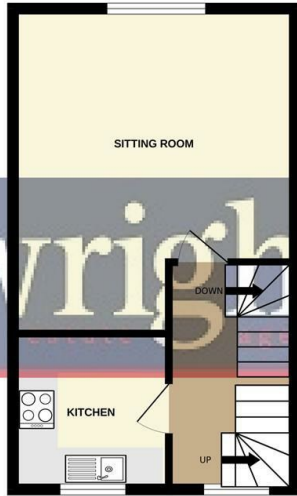
Agent Notes

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.

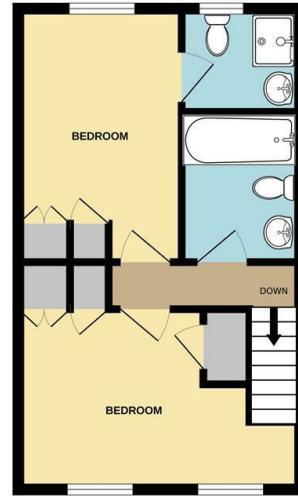
GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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			85
(69-80) C		72	
(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	



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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