



**£295,000**

Hill House Gort Road, East Cowes, Isle of Wight, PO32 6HW





This well positioned and spacious detached residence offers family accommodation and is set within walking distance of schools and recreational grounds.

This stunning detached residence offers flexible accommodation and is finished to a good standard, the ground floor comprises a welcoming entrance hall, cloakroom / utility wc, light and airy kitchen/ diner and double aspect sitting room with access to the rear garden. Continuing to the first floor, there are three good size bedrooms, bathroom and en-suite shower room. The property is fully double glazed with gas central heating. Externally there is off road parking for two cars. The rear garden has lawn and patio which is perfect for those family gatherings. This home has been well maintained and represents a good opportunity to acquire a substantial family home in a popular location.



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.

For more information or to arrange an internal viewing, please contact The Wright Estate Agency on 01983 281010.



Lounge	19'7" x 11'6"
Kitchen / Diner	18'2" x 8'10"
Utility / WC	6'8" x 5'11"
Bathroom	8'9" x 8'0"
Bedroom 1	9'7" x 8'10"
En-Suite	6'7" x 4'10"
Bedroom 2	8'3" x 10'5"
Bedroom 3	11'5" x 8'9"

**Outside**

To the front of the property there is a driveway providing off road parking for two cars. There is also a decorative shingle area with side access to the rear. The enclosed rear garden comprises lawn area, patio, mature shrubs and timber shed.

**Council Tax**

Band D

**Sevices**

Unconfirmed 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.


GROUND FLOOR  
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 Tomblasons 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**

