



£267,500

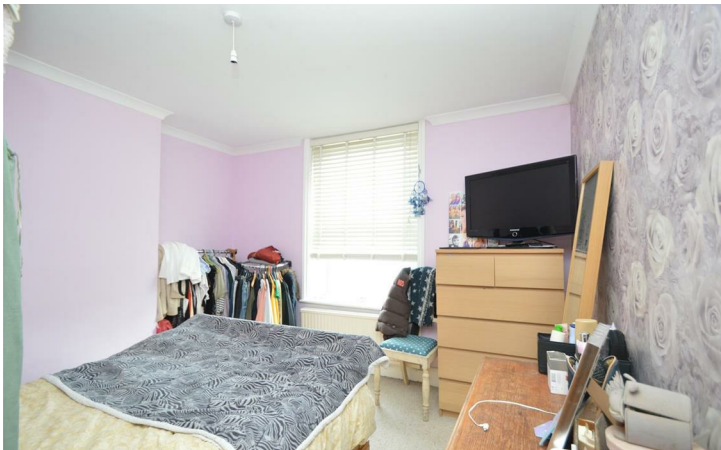
54 Adelaide Grove, East Cowes, Isle of Wight, PO32 6DD





This deceptively spacious semi detached family home is a perfect example of flexible accommodation offering a blend of period character and history with modern conveniences.

Boasting an ample amount of living space, the accommodation includes a welcoming entrance hallway, a spacious sitting room with floor to ceiling bay window, separate dining room, good size kitchen and conservatory. Furthermore, the ground floor provides the convenience of a family shower room and playroom/ extra reception room. The first floor features two double-sized bedrooms and bathroom wc. The second floor comprises two additional bedrooms. Externally there is a good size garden.



This is a rare opportunity to acquire a fantastic 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

Lounge 11'5" x 10'10"

Dining Room 13'11" x 11'5"

Kitchen 13'3" x 7'3"

Conservatory 16'2" x 7'8"

Play Room / Reception 7'10" x 7'0"

Bedroom 1 10'4" x 8'10"

Bedroom 2 11'6" x 7'11"

Bathroom 10'11" x 3'6"

Bedroom 3 7'3" x 11'3"

Bedroom 4 11'0" x 7'4"

Council Tax Band B

Outside

To the front of the property there is a small garden with some decorative shingle and mature shrubs. The rear garden comprises a good size patio area, lawn area and timber summerhouse. Please note the summer house requires upgrading.


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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	53	
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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