



£340,000

28 Crossways Road, East Cowes, Isle of Wight, PO32 6JA





Set in a sought after location with a pleasant outlook is this spacious detached bungalow boasting good size gardens and off road parking for multiple vehicles. Proudly positioned, this lovely property is well presented and within walking distance of the late Queen Victoria's summer residence Osborne House, local schools and bus routes that connect the Island.

The accommodation comprises of a welcoming entrance hall, a good size sitting room with dining area, kitchen, conservatory, three good size bedrooms, shower room wc and cloakroom wc. Externally there are front and rear gardens, garage and off road parking for several cars.



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 a mile away.



Hallway

Cloakroom wc

Lounge/ Diner

23'5" x 10'10"

Kitchen

9'10" x 9'0"

Conservatory

14'9" x 4'5"

Bedroom 1

11'8" x 9'10"

Bedroom 2

11'8" x 9'10"

Bedroom 3

10'0" x 6'9"

Shower Room

6'3" x 5'4"

Outside

Council Tax

Band C


Services

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

Agents 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		
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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