

McCarthy
& BOOKER



5a Hilton Road, Gurnard, Isle of Wight, PO31 8JB

Guide Price £225,000



Two bedroom Maisonette in the seaside village of Gurnard with everything on the doorstep. Chain free and parking.

A first floor maisonette

Located within a countryside setting, this well presented maisonette forms the first floor of a converted 1930s property with the benefit of an attic room with full Building Control certificate, generous rooms and a parking space. A section of the garden is dedicated, and fenced for privacy, for this property. This home is chain free and ready to move into.

About The Property

Entering into a lobby, which is a useful space for outside clothing or shoes, the staircase leads up to the maisonette. From the landing, doors open to the accommodation. A 'Shaker' style kitchen has a good range of base and wall units and the gas combination boiler is here. A window looks out to the fields and gardens. A generous double bedroom has a large window looking out to the rear aspect, a family bathroom is complete with a white suite that includes a bath with a shower over. Finally the sitting room with a large window to the front aspect has space for a dining table and an electric fire provides a cosy focal point. A staircase leads up to the useful attic room with two 'Velux' windows that afford far reaching views across the countryside to the sea.

All rooms are well maintained and continue with the soft tones on the walls and flooring.

Sitting Room

12' 9" x 11' 5"

Principal Bedroom

13' x 11'



Bedroom Two/Study

22' 6" x 15' x 10"

Outside

Set back from the road the driveway can accommodate 1-2 vehicles (size dependant) with the additional bonus of an electric car charging point. There is a secure bike storage that can fit 2 bicycles.

At the rear of the property there is a dedicated area for this property. Newly fenced for privacy, and with a large garden store, this peaceful area has recently been added to the ownership of the maisonette and therefore could be re-designed to suit your needs.

Gurnard

Gurnard is a pretty coastal village which has iconic beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a superb local primary school and High School. There is also a Health and Fitness Club 'Fitness at Gurnard' that offers an indoor pool, cafe, shop, gym and with a fabulous array of countryside and coastal paths which are all within easy walking distance.

Further Information

Tenure: leasehold with remainder of 99 years commencing 2015

Ground Rent: £25 per annum

Maintenance Charge: Maintenance costs split 50/50 with ground floor flat, 50% of share of buildings insurance split with Landlord/Freeholder

EPC: D

Gas central heating via Vaillant boiler

Double glazed throughout

Total area approx: 884.3 sq ft / 82.2 sq m



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

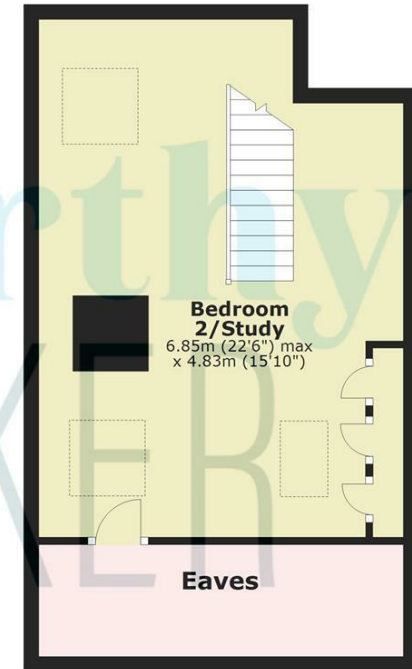
Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 82.2 sq. metres (884.3 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced by Silver Arch Property Solutions Limited.
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