



Easter Cottage, 43 Church Road, Gurnard, Isle of Wight, PO31 8JP

**Guide Price £399,950**



A lovely semi detached period property situated in glorious Gurnard. Three bedrooms, two large reception rooms and a bright kitchen/diner leading to the garden. Complete with off road parking, this fabulous home is ready to move into.

#### Three bedroom semi detached period property

Located in glorious Gurnard this lovely character home offers a blend of charm and modern comfort. Three bedrooms, two spacious reception rooms and a well appointed kitchen, this home invites you to embrace coastal living with the benefit of off road parking and a good sized garden.

#### Interior

This period property has a timeless appeal with bay windows gracing the front facade, inviting natural light to flood the interior, while high ceilings enhance the sense of space and airiness.

#### Ground Floor

**Spacious Reception Rooms:** Unwind in the two large reception rooms, each offering its own unique ambience. One features a cosy log burner, creating a warm and inviting atmosphere, ideal for chilly evenings or intimate gatherings.

**Modern Kitchen:** The well-appointed kitchen with dining space combines contemporary style with practicality. Adorned with modern white gloss wall and base units, it boasts integrated appliances including an oven, microwave, and 4-zone hob as well as space and plumbing for a washing machine and dishwasher. Double patio doors lead seamlessly from the kitchen to the garden, offering effortless indoor-outdoor living.

#### First Floor

Ascend the staircase to the first floor, where there is a large bathroom with an overhead shower. Here can be found a single bedroom, currently utilised as an office, which offers versatility for your lifestyle needs.

Discover two further double bedrooms on the first floor, the larger bedroom features a charming feature fireplace and boasts beautiful westerly sea views taking in the famous Gurnard sunsets, providing a calming backdrop to your daily routine.

#### Summary:

Whether you're seeking a permanent residence, holiday home or investment opportunity, this property offers both character and functionality. Its prime location in Gurnard, coupled with its period features and modern upgrades, make it a desirable choice for those seeking a coastal lifestyle.



#### Exterior

A low maintenance front garden that has off road parking and a side passageway leading to the rear garden. A paved patio area is adjacent to the house and leads to a mainly lawned area with garden storage midway. Beyond here, the vendor has multiple vegetable patches.

#### Gurnard

Gurnard is a pretty coastal village which has an iconic row of green 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 fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

#### Further Information

Tenure: Freehold

EPC: E

Council tax bill: C

Gas central heating via Valliant boiler

Loft partially boarded and with power

Holiday let projections from Wight Escapes available on request



## 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. 58.5 sq. metres (629.2 sq. feet)



**First Floor**  
Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 101.0 sq. metres (1086.6 sq. feet)

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