

McCarthy  
& BOOKER



24 Albert Road, Gurnard, Isle of Wight, PO31 8JU

**Guide Price £495,000**





A well presented three bedroom detached house located in desirable Gurnard. Along with two reception rooms and two bath/shower rooms, this home has a delightful south facing garden and off road parking for several cars.

### Three Bedroom Detached Home

This charming detached home is nestled in a desirable road in the picturesque seaside village of Gurnard, just a short ten-minute stroll to the Gurnard Green with its local beach and iconic row of green beach huts. Offering light-filled rooms with most featuring dual aspect windows, this home combines comfortable living spaces with a delightful south-facing garden for an idyllic lifestyle near the sea.

### Ground Floor

Upon arrival, you'll be greeted by the new composite front door that opens into a spacious hallway with a useful coat cupboard.

From the hallway, doors open to a well appointed bathroom with a bath, WC, and basin, kitchen and two further reception rooms.

The light-filled kitchen is one of the highlights of the home, offering a double aspect for abundant natural light and a good range of cupboards for storage. The Everhot range cooker is a lovely feature which can remain, subject to negotiation. Large sliding patio doors lead directly to the south-facing garden, creating a seamless connection between indoor and outdoor living spaces.

A versatile reception room adjacent to the kitchen is currently used as an office or playroom, providing flexible living options to suit your needs. This room connects to the cosy sitting room, - with dual aspects, and is centred around a warm multi fuel burner—ideal for creating a welcoming atmosphere during cooler evenings.





### First Floor

From the office/playroom, stairs rise to the landing on the upper floor, where you'll find two good sized double bedrooms and a generous single, each offering ample natural light and comfortable spaces for rest and relaxation. A Jack and Jill shower room serves the bedrooms, providing convenient access. The main bedroom at the front of the home has lovely westerly sea views.

### Exterior

The rear garden is a true oasis, with an attractive summerhouse and garden store, making it perfect for relaxing, gardening or entertaining guests. Filled with an abundance of beautiful plants that give all year interest and colour.

A smart paved pathway leads up to the new front door, and there is gated side access both sides of the property for security. There is plenty of off road driveway parking with room for up to 3 vehicles. A large well stocked flower bed to the fore of this attractive home gives a cottage garden feel.

### 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.

### To Summarise

This detached home in Gurnard offers a unique opportunity for those seeking a comfortable and tranquil lifestyle by the sea. With its light-filled rooms, cosy living spaces, and south facing garden, this property is the perfect haven for families, retirees, or anyone looking to enjoy the best of coastal living.

### Further Information

Tenure: Freehold



EPC: D

Council Tax charge: D

Gas Central Heating

### 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.



SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanUp.

24 Albert Road, Gurnard, PO31 8JU