

McCarthy  
& BOOKER



23 Lower Church Road, Gurnard, Isle of Wight, PO31 8JG

**Guide Price £325,000**





A rare opportunity to purchase a detached bungalow requiring complete renovation and customisation. The property is set on a good sized plot which, subject to the relevant planning permissions, could be developed to provide a unique detached property in a sought after location in this beautiful village.

### Rare opportunity-single storey renovation project

Nestled in the heart of Gurnard, this is a rare opportunity to purchase a single story detached bungalow requiring complete renovation and customisation. The property is set on a good sized plot, which subject to the relevant planning permissions, could be developed to provide a unique detached property in a sought after location in this beautiful village.

The current accommodation comprises:

### Interior

Entrance porch leads into the hallway. A double bedroom is situated at the front of the property. The kitchen overlooks the good sized rear garden and is currently fitted with a range of wall and floor mounted units but requires updating. The second bedroom has been knocked through to provide a good size living room with dual aspect to the rear and side with sea glimpses being enjoyed from the box bay window. The bathroom comprises small bath, WC and wash hand basin. There is a rear porch.





### External Details

The property is situated down a shared drive providing access to number 23 and 27. There is a small covered car port area to the side of the bungalow. The rear garden has a range of sheds and outbuildings, including a converted railway carriage with light and power. There is a further useful outbuilding at the bottom of the garden, again with light and power. The garden enjoys a South Westerly aspect which means the legendary Gurnard sunsets can be enjoyed.

### Gurnard

Gurnard is a pretty coastal village which has an iconic row of 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

Night storage heaters

Council tax band: B



### 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.

