

McCarthy
& BOOKER



32 Marsh Road, Gurnard, Isle of Wight, PO31 8JQ

Guide Price £350,000



Fantastic opportunity for a holiday let or 'lock up and leave' home in beautiful Gurnard. Two bedrooms and open plan living plus parking and garden. CHAIN FREE - not to be missed!

Delightful open plan two bedroom beach house

Located in beautiful Gurnard with possible uses as a 'lock up and leave', a holiday let property or as a quiet retreat to live in permanently. With parking and easy to maintain garden, this modern - built in 2006 - and extremely well kept home has had just one owner from new. Gurnard is a highly desirable location and the property is within a short walk to the sea. This picturesque coastal village has rows of quaint beach huts and its own sailing club. Gurnard is renowned for its beautiful sunsets which can be observed from the local pubs, eateries and the beach. A leisurely walk along the seafront brings you to the larger town of Cowes with its further amenities and the Red Jet to Southampton.

Approaching the property

Amid rows of quaint and colourful properties, this beach house is beautifully presented in cream clapboard with a pitched roof and a sheltered porch under the roof overhang. Off road parking is directly outside and is formed from stone chippings, therefore low maintenance, and the side entrance is to the left of the property. Climbing the short flight of wooden stairs you reach the clean white front door with frosted glass window.

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Interior

Light, bright and airy this open plan living and entertaining area is absolutely lovely, with your view taken through the length of the building through glass French doors, to the garden at the rear. White walls, modern tall radiators in the kitchen, feature lighting and grey vinyl flooring gives this beach house a contemporary feel but still cosy and welcoming.

You enter into the initial sitting area which flows through to the beautiful hand finished kitchen/diner with oak worksurfaces, cream tiles above, and grey and oak base units. Included is a Bosche 4 zone induction hob, oven and integral dishwasher. A cupboard on the opposite side of the room has space and plumbing for a washing machine, houses the Vaillant boiler and also gives additional storage space.

Both the two double bedrooms are carpeted, very well presented and airy, the rear bedroom overlooks the garden and also has access to the loft space. The front bedroom has a fully tiled ensuite shower room with 'Velux' window keeping it light and bright. Similarly, the separate bathroom is fully tiled and has the same Velux roof window to illuminate the white bathroom suite complete with over bath shower.

Exterior

Leading from the double French patio doors you step onto a platform and can survey the open countryside beyond the property. Steps lead you down to the lawn which is easily maintained with a couple of mature bushes around the boundaries and a large garden store at bottom of this area. Enjoy the peace and quiet of the surrounding area safe in the knowledge the rear garden is secure with fencing all around and a lockable side entrance gate.

At the front of the property are two low level doors opening into storage areas beneath the chalet, very useful for water sports equipment such as canoes or paddle boards.



Other Information

Tenure: Freehold
Council Tax Band: A
EPC: C
Mains drainage and services
Gas central heating
Wightfibre available
'Turn key' option

Viewing

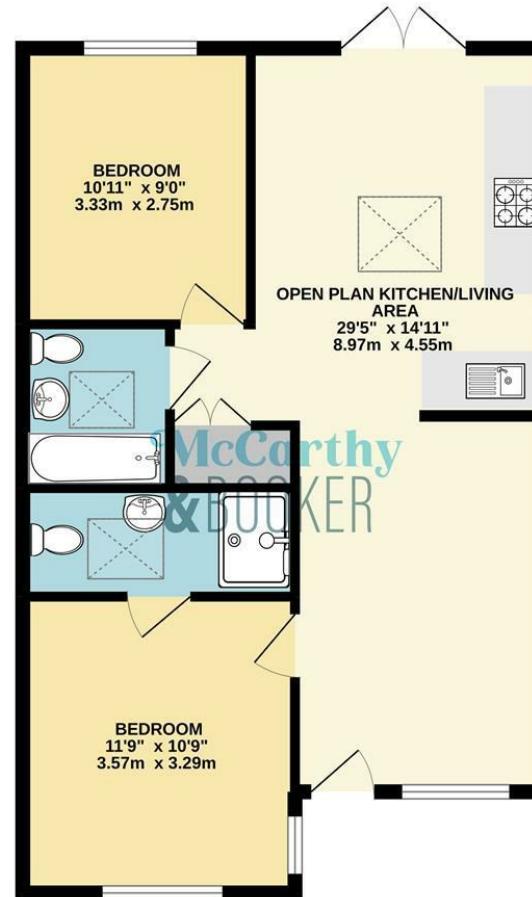
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

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
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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