



128 Park Road, Cowes  
£265,000

 **Megan Baker**  
Estate Agents





**Megan Baker**  
Estate Agents

128 Park Road, Cowes

£265,000

This deceptively spacious and beautifully styled property has been upgraded and refurbished by the current owner to create a modern and appealing home, with gas central heating and UPVC double glazing. The ground floor accommodation is arranged as one open plan room, which is designed to create distinct areas, with the sitting area at the front; the dining area in the middle and the gorgeous kitchen to the rear. The kitchen is well stocked with glossy grey fronted units, topped by oak block worksurfaces and provides an integrated oven; induction hob with extractor over; slimline dishwasher and coffee maker. On the first floor, you can find two good sized single bedrooms and the stylish shower room, whilst the main double bedroom is on the second floor.

The rear garden is a blank canvas, with a raised deck leading out from the french doors, with steps down to the enclosed, lawned area. Freehold. Council Tax Band - B. EPC E-44.

**Smart UPVC double glazed front entrance door to:**

**Living Area:**

35'5" max x 14'0" max (10.82m max x 4.29m max)

A fabulous open plan space, divided by the stairs to the first floor which in turn creates distinct areas within the space. The sitting area is arranged to the front of the home, with a UPVC double glazed front window and the dining area is designed to sit in a central position within the room. To the rear part of the home is the:

**Kitchen:**

Fitted with an excellent range of pale grey glossy fronted units, topped by oak block

worksurfaces which create a breakfast bar area to one length, dividing this section off from the dining space. The breakfast bar features the wide induction hob, with a circular extractor hood above, and the kitchen also features an eye-level oven; integrated slimline dishwasher and an integrated coffee maker. There are additional spaces for a washing machine and fridge/freezer. Dark grey aluminium coated french doors open up to the raised decked terrace at the rear.

**Stairs to:**

**First Floor Landing:**

A good sized area, with stairs off to the





second floor and a large built in double cupboard providing storage and housing the gas fired wall mounted boiler. Doors to:

#### **Bedroom Two:**

11'1" x 6'10" (3.4m x 2.10m)

A generous sized single bedroom in grey decor, with a UPVC double glazed front window.

#### **Bedroom Three:**

11'1" x 6'9" (3.4m x 2.08m)

Another matching single bedroom with UPVC double glazed front window.

#### **Shower Room:**

8'2" max x 8'0" max (2.49m max x 2.46m max)

Beautifully fitted with a sleek white suite of WC; wash hand basin and walk-in shower enclosure. Large matte grey marbled tiling to the walls and a very handy built in double storage cupboard. Opaque UPVC double glazed rear window.



#### **Stairs to:**

#### **Bedroom One:**

15'3" max x 14'0" max (4.66m max x 4.28m max)

A super double bedroom with sloped ceilings and a large UPVC double glazed dormer window, providing a rather lovely rooftop outlook over Cowes and a sideways view to the Solent.



#### **Rear Garden:**

A raised decked terrace has steps down to an enclosed lawned garden - providing a blank

canvas to create your own haven. A handy brick built store sits to one corner.

#### **Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



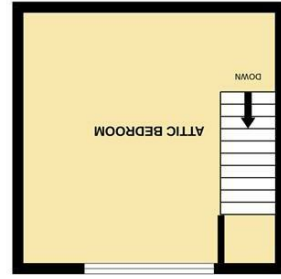


Pop in for a chat  
 Megan Baker Estate Agents  
 128 High Street Cowes Isle of Wight PO31 7AY  
[meganbakerestateagents.com](http://meganbakerestateagents.com)

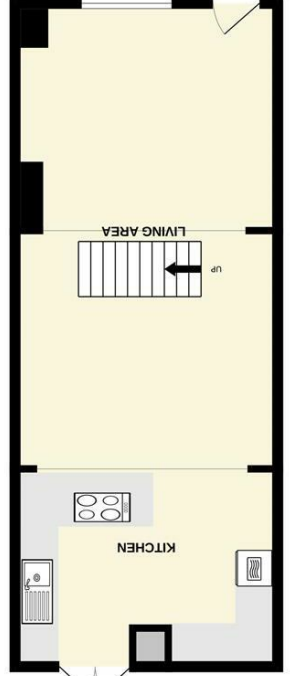
Arrange a viewing  
 Call us on 01983 280555  
 Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)  
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	87
Current	44
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	



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 approximately 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.  
 Made with Metropix ©2024



TOTAL FLOOR AREA: 1060 sq. ft. (98.4 sq.m.) approx.