



62 Adelaide Grove, East Cowes  
£275,000



**Megan Baker**  
Estate Agents

## 62 Adelaide Grove, East Cowes

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This handsome semi detached period house has been stylishly improved over recent years to become a truly unique and spacious family home. Warmed by gas central heating and with smart UPVC double glazed windows (many featuring innovative integral blinds), the accommodation is chic and appealing. A side entrance door opens to a lobby with a brilliantly large understairs area creating a great 'den' for coats and shoes. The elegant lounge is set at the front with a stunning period fireplace with deep green tiling and stylish grey accent wall. The large kitchen is fitted with a gorgeous and extensive range of rich raspberry shaded units with black granite worksurface and a great range of integrated appliances. The room leads open plan into a well proportioned family dining space and creates a real heart to the home. At the rear, steps lead down to a very useful utility room with WC off and door linking to the rear garden. A split-level landing makes the first floor very roomy and private with the very large master bedroom and smart shower room set at the front. The rear half has a comfortable second double bedroom and a large bedroom three. This room has an angled wall with a window giving a super, open outlook. To the rear, the house has a modern landscaped garden with areas of composite decking, gravel, beautifully planted borders and a fabulous home office/studio. This amazing space is filled with light, with sliding patio doors and a large lantern type roof window. Freehold. Council tax band C. EPC D-60.

### Smart, part glazed UPVC door to...

#### Entrance Hallway:

Handsome oak doors open to all rooms and stairs to lead up to the first with hardwood balustrade. Spacious under stairs area, ideal for coats and shoes and as a cosy reading nook with built in storage under the bench.

#### Lounge:

14'5" max x 11'10" (4.41 max x 3.62m)

An elegant sitting room presented in a smart cream shade with flat ceilings and walls and handsome grey accent wall around the chimney breast. Beautiful feature fireplace with bottle green tiled inserts. Wide bay window to the front with innovative integral blinds system.

### Kitchen/Dining Room:

22'1" max x 11'11" max (6.75m max x 3.64m max)

A stunning, beautifully proportioned, L-shaped room which forms the heart of the home. The kitchen area is fitted with a fabulous range of raspberry coloured glossy units with sparkling black granite worktops. Integrated appliances include a five burner gas hob, electric oven, fridge, freezer and dishwasher. Two windows look to the side and there is plenty of space for a family dining table. Oak panelled door and two steps down to...

### Utility Room:

8'5" x 5'2" plus recess (2.59m x 1.59m plus recess)

A very useful addition to the house with tiled floor and window to side. Wall mounted gas fired boiler and half glazed door leading into the garden. Further door to...





### Cloakroom:

With WC.

### Stairs to first floor...

### Landing:

Split level area with pull-down ladder access to loft and two daylight tubes. Oak panel doors to...

### Bedroom 1:

14'6" max x 11'10" max (4.42m max x 3.62m max)

A beautifully proportioned, elegant main bedroom with wide bay window to the front. Presented in a chic grey colour scheme with wallpapered accent wall.

### Bedroom 2:

10'10" x 7'10" (3.31m x 2.39m)

A pretty double bedroom with window to side, presented in smart grey shades.

### Bedroom 3:

9'2" x 10'8" plus recess (2.81m x 3.26m plus recess)

A third double bedroom with large window set in an interesting angled wall, giving a far-reaching outlook.

### Shower Room:

7'0" max x 5'2" max (2.15m max x 1.6m max)

A freshly presented, fully tiled room with wide glazed shower enclosure, wash hand basin and WC. Opaque window to rear and modern, matte finish charcoal grey and white tiling. Chrome heated towel ladder.

### Rear garden:

A smartly landscaped, sunny area with split-level composite material decking providing an ideal alfresco dining space. Wide, shallow gravel steps lead down from the gated side access to the easily maintained garden. Storage is supplied by an attached store and good sized shed.

### Studio/Home Office:

12'3" x 6'9" (3.74m x 2.06m)

A superb working area with wide sliding patio doors looking into the garden. This bright, attractive area has a large roof lantern, allowing light to flood into the building. A perfect creative space for those that work from home. Wall mounted electric heater.

### 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)

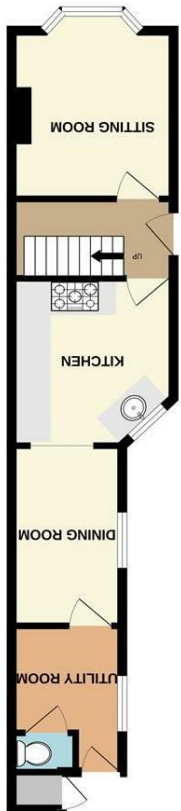


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GROUND FLOOR  
505 sq ft (21 sq m) approx.



FIRST FLOOR  
479 sq ft (22 sq m) approx.

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