



2 Haven Close, East Cowes  
£198,000



**Megan Baker**  
Estate Agents

## 2 Haven Close, East Cowes

**£198,000**

This modern coach house is located within a quiet close on the popular Hawthorn Meadows Estate. The home benefits from two parking spaces to the front and views to the downs. Within the home you have flexible accommodation downstairs including an office space, utility room and separate WC. The main home is set over the first floor with the added bonus of a large attic space. The main bedroom sits to the front of the home with double aspect windows and a chic ensuite shower room. The second bedroom is good size double which is serviced by a family bathroom. The home also offers a open plan living dining area and smart kitchen with a handy breakfast bar and Juliette balcony to the front. The home is located close to East Cowes Amenities and would be the perfect first home. Freehold. Council Tax Band - B. EPC C-71.

### UPVC front entrance door to:

#### Entrance Hallway:

With stairs to main living accommodation and door to:

#### Bedroom Three:

9'6" x 9'1" (2.91 x 2.79)

A good sized room currently used as an office space, with window to front and opening to:

#### Utility Room:

9'1" max x 8'1" max (2.78 max x 2.48 max)

A good size utility with large work surface and plenty of space for washing machine, tumble dryer and additional cupboards. Folding door to:

### Cloakroom:

7'8" max x 2'9" max (2.36 max x 0.86 max)

With WC and small wash hand basin. Handy additional storage space to one end.

### Stairs from hallway to:

#### First Floor Landing:

With window to rear, built in handy storage cupboard; loft access with pull down ladder and doors to:

#### Bedroom One:

16'9" max x 8'9" max (5.12 max x 2.69 max)

A lovely bright main bedroom with double aspect windows to front and side, enjoying views to the Downs. Custom made built in





wardrobes with pull out seat, creating a central dressing table with large lit mirror and additional hanging space either side. Door to:

#### **En-suite Shower Room:**

7'2" max x 4'0" max (2.20m max x 1.23m max)

Fully tiled in feather grey with window to side. Fitted with large shower enclosure with rainfall shower; smart vanity wash hand basin and WC. Heated towel rail.

#### **Bedroom Two:**

10'2" x 8'9" (3.10 x 2.68)

Another good size double room with window to rear.

#### **Bathroom:**

7'6" max x 7'4" max (2.31 max x 2.24 max)

A partially tiled room, fitted with white suite of bath, WC and wash hand basin. Window to rear.

#### **Open plan living/kitchen:**

18'1" max x 17'10" max (5.52 max x 5.45 max)

A lovely socially arranged space with grey accent wall to one end. A Juliet balcony sits to the front of the living space. Within the living area is the:

#### **Kitchen Area:**

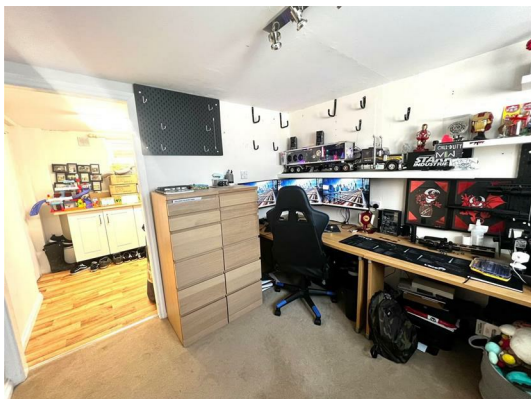
With pretty teal coloured tiled backsplash, wooden style worktops and breakfast bar with additional storage to one side. Built in electric cooker and gas hob with extractor hood over. Space for fridge/freezer.

#### **Parking:**

The home has the benefit of parking for two cars.

#### **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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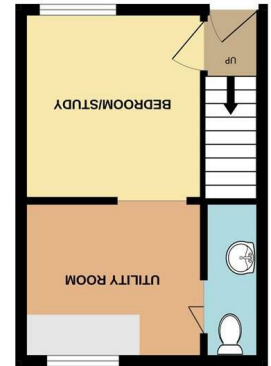
Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

Pop in for a chat

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GROUND FLOOR  
219 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.

While 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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TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

| Energy Efficiency Rating |         |                                             |
|--------------------------|---------|---------------------------------------------|
| England & Wales          |         |                                             |
| EU Directive 2002/91/EC  |         |                                             |
| Potential                | Current | Very energy efficient - lower running costs |
|                          |         | Not energy efficient - higher running costs |
| 86                       | 71      | A (92 plus)                                 |
|                          |         | B (81-91)                                   |
|                          |         | C (69-80)                                   |
|                          |         | D (55-68)                                   |
|                          |         | E (39-54)                                   |
|                          |         | F (21-38)                                   |
|                          |         | G (1-20)                                    |