



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 25, Moorgreen Road

Cowes, Isle of Wight PO31 7LH



£395,000  
FREEHOLD



Boasting sea views and spacious accommodation, this detached period home is within easy walking distance to local amenities and mainland travel links, and also benefits from a driveway plus low-maintenance gardens.

- Detached house with lovely sea views
- Two versatile reception rooms
- Potential for modernisation
- Driveway parking for one vehicle
- Mainland travel links within walking distance
- Three double-sized bedrooms
- Spacious kitchen-diner plus a utility room
- Ground floor shower room & first floor bathroom
- Low-maintenance front and rear gardens
- Envious position close to seafront and town centre

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated within the desirable seaport town of Cowes, 25 Moorgreen Road is believed to date back to the late Victorian era and offers a convenient coastal lifestyle with a wealth of amenities nearby. Presenting an exciting opportunity to modernise a characterful period property, this wonderful home still retains some original features such as high ceilings with decorative ceiling roses, traditional wall mouldings, imposing bay windows, and charming feature fireplaces. Full of natural light, the accommodation offers plenty of versatility and space with its two large reception rooms, three double-sized bedrooms, and bathroom facilities on each floor. A well-proportioned kitchen-diner provides a sociable family environment with access to a handy utility room, creating a separate space for laundry-related tasks. The property enjoys a wonderful outlook with sea views across the Solent from the main bedroom as well as the sitting room, and pleasant green allotment views from the second bedroom.

Further desirable features of the property include driveway parking for one vehicle and gardens to the front and rear offering private, low-maintenance outdoor spaces.

25 Moorgreen Road boasts an enviable position just moments away from the bustling Esplanade and town centre of Cowes which is a magnet for the sailing community and plays host to the annual world-famous Cowes Week as well as being the starting point for the Round the Island Yacht race. Conveniently situated just a two-minute walk from a local convenience store, the property is also less than a 10 minute walk to the wonderful boutique shops, independent restaurants, bars, and cafes that Cowes has to offer along with the high-speed RedJet foot passenger service to Southampton. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary where there is a regular Red Funnel car ferry service to Southampton. East Cowes is also home to Queen Victoria's magnificent former holiday residence, Osborne House, where you can enjoy a piece of British history and the rolling acres of the magnificent estate.

### **Welcome to 25 Moorgreen Road**

Featuring yellow brickwork and imposing bay windows, this traditional period house is surrounded by a low boundary brick wall with well-kept hedging and a fenced front garden providing a secluded sunny spot. A driveway to the end of the property provides gated access to the rear garden and an ornate metal gate to the front elevation opens to a pathway providing an approach to a partially glazed UPVC entrance door.

### **Entrance Hall**

*9'06 x 4'07 (2.90m x 1.40m)*

Full of natural light, the entrance hall has a neutral decor including a vinyl floor and a carpeted staircase with a wooden spindle balustrade which ascends to the first floor landing and provides plenty of storage space beneath. The hall gives access to the sitting room and lounge.

### **Sitting Room**

*14'0 into bay x 12'05 (4.27m into bay x 3.78m)*

Full of traditional character, this spacious sitting room features a bay window to the side with sea views, a coal-effect gas fireplace set within a stone and wooden surround, and a decorative coved ceiling with an elegant ceiling rose. Benefiting from a modern vertical radiator, the room is presented with a neutral carpet, plus a white and light blue wall decor.

### **Lounge**

*14'11 x 11'07 max (4.55m x 3.53m max)*

Connecting with the kitchen-diner, this room has a duck-egg green wall decor with a dado rail featuring a striped wallpaper beneath. Fitted with a coordinating carpet, the room features a bay window to the front and a charming gas feature fireplace within a characterful chimney breast. There is also an elegant ceiling rose and a traditional panel door to the entrance hall.



### **Kitchen-Diner**

*15'07 x 12'08 (4.75m x 3.86m)*

Bathed in natural light, this spacious kitchen-diner benefits from two windows and a partially glazed door to the front garden and provides ample space to arrange a family dining table. The room provides space for freestanding appliances and is fitted with a range of fitted wooden cabinets topped with a neutral worktop which incorporates a duo stainless steel sink and drainer. The decor features a smart wood-effect vinyl floor plus an olive-green and cream wall decor which includes splashback tiling. There is also a small window to the rear and a panel door to the utility room.

### **Utility Room**

*14'06 x 9'05 max (4.42m x 2.87m max)*

Benefitting from a window to the front and side, this large utility room is fitted with a countertop providing space for three appliances beneath with plumbing connections for a washing machine and dishwasher. Fitted with a vinyl floor, this practical room provides access to the ground floor shower room and the rear garden.

### **Ground Floor Shower Room**

This well-presented shower room has a neutral grey tiled floor and white wall tiles with a dark green mosaic border which flows into an enclosed shower cubicle featuring a rainfall-effect fixture. A pedestal hand basin has an illuminated mirror above and a w.c. is located beneath an opaque window to the front aspect. There is also a grey heated towel rail.

### **First Floor Landing**

This lengthy first floor landing continues with the wall decor and carpet from the staircase and is edged with a spindle balustrade overlooking the entrance hall.

### **Bedroom One**

*15'02 bay x 12'05 (4.62m bay x 3.78m)*

This light and airy bedroom provides ample space for furniture and enjoys wonderful far-reaching sea views from a bay window to the side aspect. Complete with a built-in storage cupboard housing a gas combination boiler, this room has a grey carpet plus a light blue and fresh white wall decor. There is also decorative ceiling rose and traditional wall mouldings.

### **Bedroom Two**

*12'01 into bay x 11'08 max (3.68m into bay x 3.56m max)*

With views to the adjacent allotments, this second double bedroom features a bay window to the front aspect fitted with a cushioned storage bench from which you can relax with a good book. Fitted with a cosy grey carpet, this room has a duck-egg green and white wall decor and also benefits from a built-in wardrobe. There is also a traditional feature fireplace.

### **Bedroom Three**

*12'06 x 9'01 (3.81m x 2.77m)*

This room offers a third double size and has a window to the front aspect overlooking the allotments. The decor provides a fresh white wall decor and a warm-red carpet.

### **Bathroom**

*9'06 x 5'08 (2.90m x 1.73m)*

This spacious bathroom is fitted with a white suite comprising a pedestal hand basin, a w.c. and a panel bath with a neutral tile surround and a shower over. Fitted with a white heated towel rail and vinyl floor tiles, this space also has a fresh white wall decor and an opaque window to the front aspect allowing for plenty of natural light. Additionally, there is a ceiling hatch leading to a boarded loft space.



### **Gardens**

To the rear of the property, an enclosed garden has 6ft boundary fencing and a few paved steps alongside a flower bed leading up to an artificial lawn, providing a low-maintenance space. The rear garden also benefits from an external socket point, a large storage shed, and a further set of paved steps giving gated access to the driveway.

To the front is a small, enclosed courtyard, again with an artificial lawn area and 6ft wooden fencing providing privacy from the road. Two sets of steps give gated access to Moorgreen Road and to the driveway.

### **Driveway**

A driveway to the rear of the property provides off-road parking for one vehicle.

Offering an opportunity for any purchaser to put their own stamp on, this detached period house is full of unexpected surprises, from its generous proportions to the fabulous sea views, invaluable off-road parking, and its convenient location within walking distance to an abundance of amenities. A viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

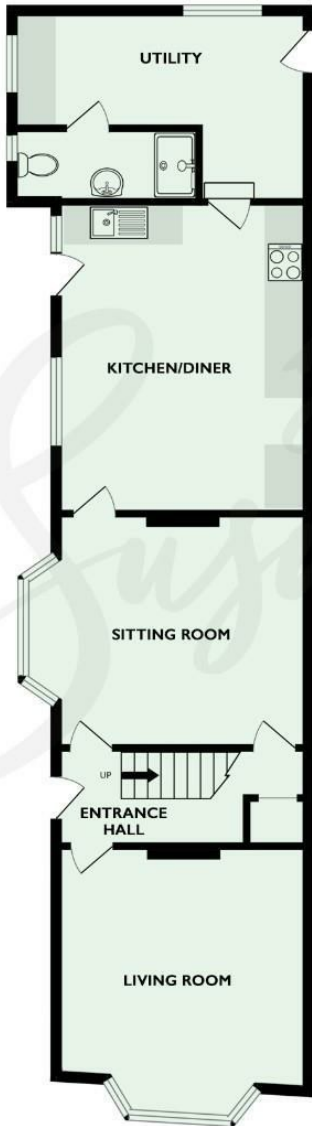
Tenure: Freehold

Council Tax Band: D

Services: Electricity, gas, mains water and drainage



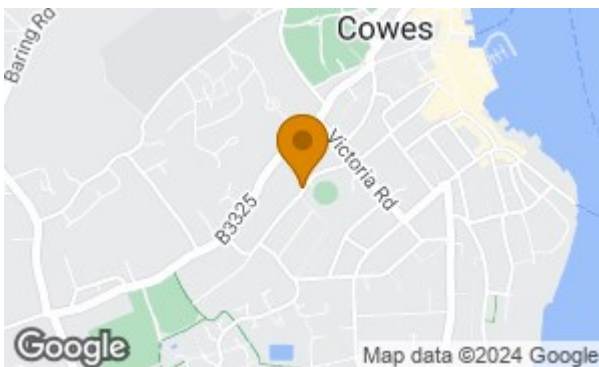
*Floorplan for illustrative purposes only and not to scale*



Ground Floor



First Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Agent Notes:**

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