



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



15, Royal Architects Road

East Cowes, Isle of Wight PO32 6FL



£340,000
FREEHOLD



Located in a highly convenient position for local amenities and travel links, this fantastic four-bedroom family home is arranged over three floors and offers spacious accommodation with a rear garden, driveway parking, and a garage.

- Modern semi-detached property
- Family bathroom, en-suite, and cloakroom
- Light, neutral décor throughout
- Driveway and garage parking
- Short walk to local amenities and seafront
- Four double bedrooms
- Ample storage within the property
- Fully enclosed rear garden
- Conveniently located for mainland travel links
- Quiet residential area

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters

rightmove

Zoopla

onTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Built circa 2014, this contemporary home has been well maintained and carefully updated over the eight years the current owners have lived here. Offering four double bedrooms, this home presents the perfect accommodation for a growing family and is located within a sought-after area of East Cowes. The property boasts a modern kitchen, a spacious lounge-diner with space for large furniture pieces, plenty of storage cupboards throughout the home, and a family bathroom, an en suite, and a separate ground floor cloakroom. The rear garden provides the opportunity for landscaping if desired, and a large, attached garage offers plenty of opportunities to create additional accommodation, if desired (planning consent may be required).

Royal Architects Road is situated in a peaceful residential area of East Cowes within walking distance to many enviable amenities including a Waitrose supermarket, convenience store, medical centre, plus a range of shops and restaurants. Home to Queen Victoria's magnificent former residence, Osborne House, East Cowes has a quiet shingle and sand beach which is ideal for family days out and enjoys fantastic views across the Solent and out towards Cowes marina. The impressive esplanade boasts an adventure playground, paddling pool, cafe and has a wooded area behind, perfect for leisurely walks. The Castle Copse Nature Reserve and Jubilee Recreation Ground are situated moments from Royal Architects Road and the Red Funnel car ferry service to Southampton is also just a short walk away. This super-convenient, central location is ideal for exploring all of the delights the Island has to offer and is served by Southern Vectis bus route 4, linking the town with Ryde, and bus route 5, linking with the County town of Newport where a wide range of amenities can be enjoyed. These include an extensive variety of shops, vibrant bars and restaurants, a multiplex cinema and community theatres.

The accommodation comprises an entrance hall leading to the kitchen, cloakroom, lounge-diner, and the stairwell to the first-floor landing. The first-floor landing provides access to two double bedrooms, one with an en-suite, and the family bathroom. The second-floor landing is accessed from here and leads up to two further double bedrooms.

Welcome to 15 Royal Architects Road

Benefitting from a low maintenance front garden with a driveway and garage to one side, a paved pathway leads up to the front of the property where there is a flat roofed canopy porch and the front door.

Entrance Hall

extending to 12'0 (extending to 3.66m)

Through the multipaned front door is this spacious entrance hall which benefits from a window to the side aspect, two ceiling lights, a radiator, plus there is access to a storage cupboard which contains the gas boiler. A wood effect floor can be found here, and a neutral décor flows throughout the home.

Cloakroom

Offering a useful space to store coats and shoes, this cloakroom also includes a dual flush w.c, a pedestal hand basin, an extractor fan and a radiator to keep the space cosy. The space is lit by a ceiling light.

Kitchen

9'3 x 7'7 (2.82m x 2.31m)

This modern kitchen benefits from white base and wall cabinets with a neutral worktop and offers integrated appliances including an electric oven, a gas hob with a cooker hood over, and a stainless-steel sink and drainer. Undercounter space and plumbing for two appliances is also available in addition to the end of counter space for a fridge freezer. The space is lit by directional spotlight bar.

Lounge-Diner

15'3 x 15'1 max (4.65m x 4.60m max)

Benefitting from large French doors to the rear aspect, this fantastic lounge-diner benefits from a large understairs cupboard, three radiators, two ceiling lights, and access to the garden. The carpeted room also includes the internet connection point and television antenna.



First Floor Landing

The carpeted stairwell with a white spindle banister leads up to the first-floor landing which provides access to two double bedrooms (one with an en-suite), the family bathroom, an airing cupboard, and the second stairwell. The space is warmed by a radiator and lit by two ceiling lights.

Bedroom One

12'0 x 10'05 (3.66m x 3.18m)

Boasting a large window to the front aspect, this double bedroom continues the carpet and offers a built-in wardrobe, an en-suite shower room, and a radiator. The space is lit by a ceiling light and houses a thermostat.

En-Suite Shower Room

Featuring a large sized shower cubicle, a pedestal hand basin, and dual flush w.c, the space is naturally lit by an obscure glazed window to the front aspect. Warmed by a radiator, this space is finished with a pastel wall colour, a radiator, a ceiling light, and a handy shaver socket.

Bedroom Four

15'1 max x 8'0 (4.60m max x 2.44m)

The smallest of the four double bedrooms offers two windows to the rear aspect with views over the garden and the trees beyond. The space is heated by a radiator and lit by a ceiling light.

Family Bathroom

A light wood effect flooring can be found in here with a dual flush w.c, a pedestal hand basin, and a bath with a large rainfall shower over and a marble effect splashback. The space also has an extractor fan and a white heated towel rail.

Second Floor Landing

Continuing the carpeted stairwell this turning staircase leads up to the second floor where two bedrooms can be found. The space is lit by a ceiling light and the loft hatch can be found here.

Bedroom Two

15'1 x 14'3 (4.60m x 4.34m)

Benefitting from a dormer window to the rear aspect, this second-floor double bedroom benefits from a built-in cupboard, a radiator, and a light to illuminate the room.

Bedroom Three

11'9 x 11'4 (3.58m x 3.45m)

Also located on the second floor, this double bedroom benefits from a dormer window to the front aspect with views towards Cowes town with a glimpse of the River Medina, the room is finished with grey feature wall décor, neutral carpet, and a ceiling light. Warmed by a radiator, this room offers a storage cupboard as well as a walk-in wardrobe.

Garden

This fully enclosed rear garden provides the opportunity for the new owners to redesign and make their own, if desired. A paved patio provides some seating areas, and a paved path leads to the rear door and the garage. The garden also provides an external tap and lighting.

Garage

21'3 x 10'7 (6.48m x 3.23m)

Fitted with power and lighting, this handy driveway space offers parking for one vehicle, or it could be used as a workshop or shed. The space also has potential to be converted into additional accommodation, if required (subject to gaining planning consent).

**Parking**

The property offers garage parking for one car as well as a concrete driveway with parking for one vehicle.

15 Royal Architects Road presents a fantastic opportunity to acquire a modern four-bedroom family home within a convenient location. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: C

Services: Mains water, drainage, electricity, gas

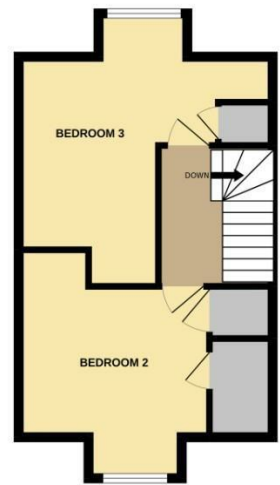
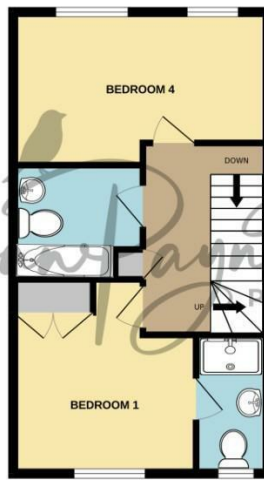
Additional Charges: Ground Maintenance - £233 approx. 1st April - 31st March



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

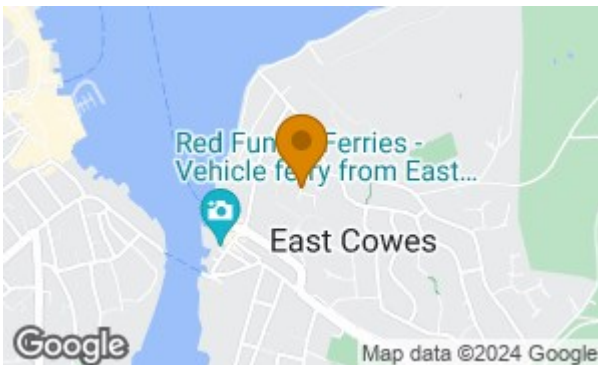
1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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.
Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
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			
Not energy efficient - higher running costs			
England & Wales		86	86
	EU Directive 2002/91/EC		

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

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.