

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

9, Gustar Grove

Whippingham, Isle of Wight PO32 6GJ



£300,000
FREEHOLD



Situated in a convenient position on the edge of a popular development, this fantastic three-storey townhouse is close to local amenities and benefits from a versatile floorplan, an enclosed rear garden and a garage and parking.

- Four-bedroom mid-terrace townhouse
- Neutrally presented interiors throughout
- Leafy position close to the river on a popular development
- Garage and allocated parking space to the rear
- Near to mainland ferry connections and local amenities
- Flowing layout with an open plan kitchen-diner
- Family bathroom and ensuite plus a downstairs cloakroom
- Efficient home with gas central heating and double glazing
- Fully enclosed, split-level rear garden
- Offered for sale chain free and ready to move into

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

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Built in 2008, this spacious family townhouse is nestled near the river on the outskirts of the sought-after Hawthorne Meadows estate in East Cowes. Spread across three floors, the home features a flexible layout that can be tailored to meet the needs of its new owners. With double glazing and gas central heating, the neutral interior provides a perfect canvas for adding personal touches. The ground floor includes a welcoming entrance hall, a study that can also serve as an additional bedroom, an open-plan kitchen/lounge/diner, and a cloakroom. The first floor houses the primary bedroom with an ensuite and a living room, while the second floor offers two more double bedrooms and a family bathroom.

Gustar Grove is just minutes away from the stunning Osborne House and offers easy access to numerous desirable amenities. Nearby, you'll find the popular Folly Inn pub, a Waitrose supermarket, a convenience store, and a variety of shops and dining options. East Cowes also features a quiet shingle and sand beach, perfect for family outings, with stunning views of the Solent and Cowes marina. The esplanade offers an adventure playground, a paddling pool, and a café, all set against a backdrop of wooded areas ideal for leisurely walks. The Red Funnel car ferry to Southampton is less than two miles away, providing convenient access to the mainland. Just across the Medina estuary lies the vibrant town of Cowes, known for hosting the world's oldest and largest sailing regatta and offering a high-speed catamaran service to the mainland. This central location is perfect for exploring all the Island has to offer and is well-served by Southern Vectis bus routes 4, 5, and 25, which connect East Cowes to Ryde, Newport, and beyond, ensuring easy access to a wide range of amenities.

Welcome to 9 Gustar Grove

From the leafy Gustar Grove, a pedestrian path is tree-lined and leads to the smart red-brick façade of number 9. A composite front door is set beneath a storm porch, and opens into the entrance hall.

Entrance Hall

12'11" x 3'3" (3.95m x 1.01m)

The welcoming entrance hall is presented in a neutral tone with wood-laminate flooring. A door leads to a usefully large storage cupboard, which is also home to the combi boiler, stairs lead to the first floor, and doors give access to the study, kitchen/lounge/diner and to the cloakroom.

Kitchen/Lounge/Diner

19'11" x 12'11" max (6.09m x 3.96m max)

This open-plan room is a social space at the heart of the home. The wood-laminate flooring flows through from the hall into the lounge/dining area, which has plenty of room for furniture and comes complete with French doors and windows to the rear garden, fresh white décor and a floral feature wall. The kitchen area is well arranged, with cream base and wall cabinets with contrasting wood-laminate trim and complemented with wood-laminate worktops and neutral vinyl flooring. There is an integrated oven and gas hob with an extractor over, an inset 1.5 bowl sink and drainer, and space for a fridge-freezer, dishwasher and dishwasher.

Bedroom One

9'4" x 6'2" (2.87m x 1.90m)

A single bedroom, which could also be utilised as a ground-floor study, is light and bright, with a window to the front aspect and neutral walls and carpet.

Cloakroom

Ideally located to serve the ground floor, the cloakroom features a pedestal basin with a mixer tap and tile splashback, and a dual-flush low-level WC.

First-Floor Landing

A characterful turning staircase has a neutral carpet and leads up to the first-floor landing, which has doors to the primary bedroom and to the living room, and further stairs that lead to the second floor.



Living Room

12'11" x 9'4" extending to 12'7" (3.95m x 2.86m extending to 3.86m)

The spacious living room has a floral feature wall and neutral carpet and benefits from a window and door, complete with a Juliette balcony, with views to the front aspect and trees beyond.

Bedroom Two

13'0" x 9'11" (3.97m x 3.04m)

The primary bedroom is well-proportioned and light, with neutral décor and carpet with a botanical feature wall and twin windows looking over the rear garden. A door leads into the ensuite.

Ensuite

Presented in a combination of neutral tiling and white walls, the ensuite has a generous walk-in shower, a pedestal basin with a tiled splashback and mixer tap and a dual-flush low-level WC.

Second-Floor

Another turning staircase leads up to the second-floor landing, which has a hatch to the insulated loft, and doors to bedroom two, bedroom three and to the family bathroom.

Bedroom Three

12'11" x 11'6" (3.96m x 3.52m)

The second bedroom has a semi-vaulted ceiling and a dormer window, with far-reaching views over the trees to the river and to the rural landscape beyond. White walls and a feature wall combine with a neutral carpet, and this bedroom also benefits from a built-in cupboard, which is also home to the hot water cylinder.

Bedroom Four

13'0" x 7'8" (3.97m x 2.36m)

Another good-sized room, with white walls, a neutral carpet, a semi-vaulted ceiling and a large Velux window which fills the room with light.

Family Bathroom

The family bathroom has a white suite comprising a full-size bath with a shower over and tiled surround, a pedestal basin with a mixer tap and tiled splashback and a dual-flush low-level WC. The bathroom is finished with a neutrally tiled floor.

Outside

To the front, a pedestrianised communal area is surrounded by trees and has a path to the front door. To the rear, the split-level garden is a mix of low-maintenance lazy lawn and decking, enclosed with a combination of fencing and wall. A gate leads to the communal car park to the rear. The property also benefits from a large garage en-bloc, complete with a parking space.

9 Gustar Grove presents a fabulous opportunity to purchase a spacious townhouse, set in a convenient and quiet location in popular Hawthorne Meadows. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

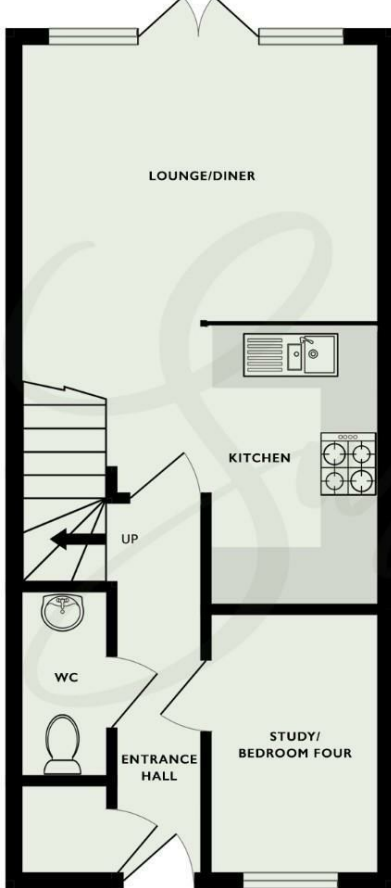
Council Tax Band: D (Approx £2,390.71 for 2024/25)

Services: Mains water, gas, electricity and drainage

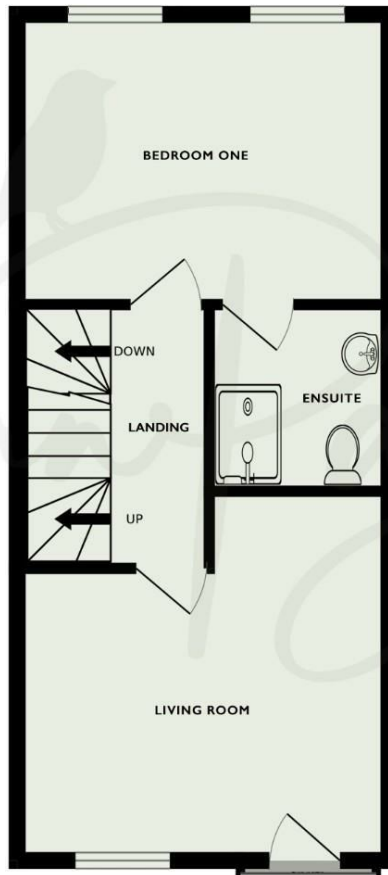
Estate Charge (for the upkeep of communal areas at Hawthorne Meadows) approx £200/year



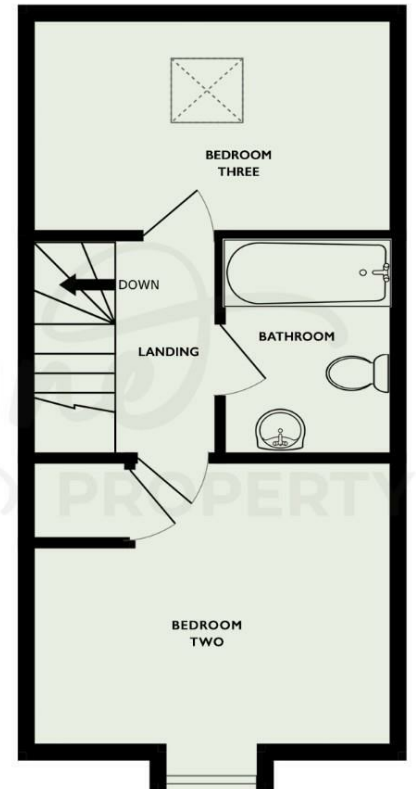
Ground Floor



First Floor



Second Floor



Floorplan for illustrative purposes only and may not be to scale



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 82 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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:

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