



26, Royal Architects Road

East Cowes, Isle of Wight PO32 6FL



This well maintained and presented, modern, two-bedroom semi-detached home is situated in a peaceful residential location, close to many local amenities and mainland travel connections.

- Semi-detached, modern, two-bedroom home
- Well insulated, gas central heating and triple-glazing
- Open plan lounge/diner with doors to the garden
- Allocated parking space for one vehicle
- Convenient position close to amenities and esplanade
- Beautifully presented and well maintained throughout
- Spacious accommodation with a flowing layout
- Sunny rear garden with a terrace, lazy lawn and cabin
- Residential location in popular East Cowes
- Within short walking distance of mainland ferries

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

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Originally constructed in 2013, 26 Royal Architects Road benefits from a modern design combined with the efficiencies of a contemporary home, which include excellent insulation, triple-glazed windows and gas central heating. The property is presented in a stylish blend of neutral décor and floor coverings, which are complemented by an abundance of glazing to create a light, bright home which is ready to move into. Accommodation comprises an entrance hall, cloakroom, kitchen and open plan lounge/diner on the ground floor, with two double bedrooms and a family bathroom on the first floor, and the property also benefits from an allocated parking space and an enclosed, low maintenance south facing rear garden.

Royal Architects Road is nestled in a quiet and sought-after residential area of East Cowes, just a short stroll from a wealth of local amenities which include a Waitrose supermarket, a convenience store, a medical centre, as well as a variety of shops and restaurants. East Cowes is home to the renowned Osborne House, the former residence of Queen Victoria, and offers a peaceful shingle and sand beach, perfect for family days out. The beach enjoys breathtaking views across the Solent, with Cowes marina visible across the River Medina estuary. The nearby esplanade is a particular highlight, featuring an adventure playground, paddling pool, and café, with a charming wooded area ideal for leisurely walks. The Red Funnel car ferry service to Southampton is also within easy walking distance, and a high speed ferry is available from nearby West Cowes. East Cowes is well-served by Southern Vectis bus routes 4 and 5, connecting the town to Ryde and Newport respectively.

Welcome to 26 Royal Architects Road

From this popular residential cul-de-sac, a paved path leads up to an attractive timber front door, creating a welcoming entrance to this lovely home.

Entrance Hall

A spacious entrance hall, with a neutral carpet and fresh white walls, and offering a conveniently large storage cupboard. Doors lead to the cloakroom, kitchen, and lounge/diner.

Lounge/Diner

17'8" max x 13'11" max (5.39m max x 4.25m max)

The neutral carpet and attractive décor flow through into the open-plan lounge/diner, which is well proportioned and has a light, bright ambience, with south-facing windows and French doors to the garden. There is space for both lounge and dining furniture, and there is a storage cupboard set beneath the stairs to the first-floor.

Kitchen

9'1" max x 8'2" max (2.77m max x 2.51m max)

The kitchen is presented with uplifting yellow décor over a natural wood-effect floor, and features a mix of base and wall cabinets, finished with attractive wood doors and complemented with a dark roll-edge worktop. An inset sink and drainer has a mixer tap and is set beneath a window to the front aspect, and there is an integrated oven, gas hob and extractor, plus space for a slimline dishwasher, washing machine and fridge-freezer.

Cloakroom

The useful ground floor cloakroom is fitted with a low-level W.C. and a wash hand basin, and is presented in a coastal blue and white scheme with a tiled floor.

First-Floor Landing

Stairs lead up from the lounge/diner to the first-floor landing, which has neutral décor and carpet, which continues into the bedrooms. Doors lead to both bedrooms and to the bathroom.



Bedroom One

13'3" max x 10'4" (4.04m max x 3.17m)

A generously proportioned bedroom with a south-facing window to the rear, offering delightful views over the rooftops of East Cowes. A recess provides a perfect area for a dressing table, and there is also a good-size over stairs cupboard.

Bedroom Two

13'7" max x 8'9" (4.16m max x 2.69m)

Another well-proportioned bedroom, benefiting from two windows to the front aspect. A built-in cupboard combines with a fitted double wardrobe to provide an abundance of useful storage, and a hatch provides access to a loft space.

Bathroom

6'8" x 5'6" (2.05m x 1.68m)

Presented in a stylish mix of blue walls, white metro tiles and a tiled floor, the bathroom is fitted with a contemporary white suite comprising a low-level W.C., pedestal wash basin with a mixer tap and mirror cabinet over, and a luxuriously large walk-in shower complete with rain head. The bathroom also benefits from a shaver socket and a heated chrome towel rail.

Outside

To the front of Number 26 is a parking area where there is an allocated space for the property. The front garden is mainly laid has some planting to enhance privacy, and a pathway leads to the side of the house and connects to the rear garden via side gate. The low-maintenance rear garden is south-facing and has a lazy-lawn, as well as a sunny sandstone patio area, ideal for outdoor dining and entertaining. A substantial cabin is a wonderful additional to the garden, providing an extra room, and comes complete with double glazed French doors and windows, and the benefit of power and lighting.

26 Royal Architects Road presents an enviable opportunity to purchase a move-in ready home, well-presented and set in a popular and convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

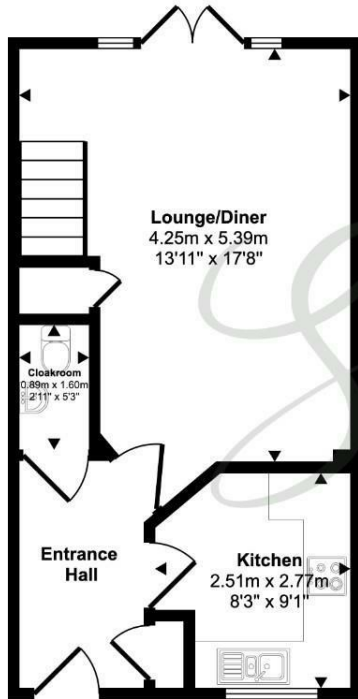
Council Tax Band: B

Services: Mains water, gas, electricity and drainage

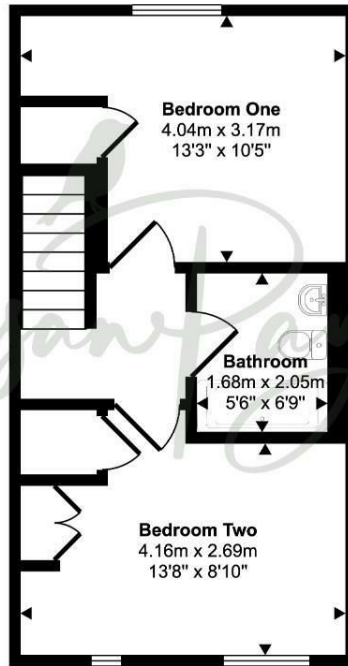
Additional Charges: Communal ground maintenance - £TBC/year



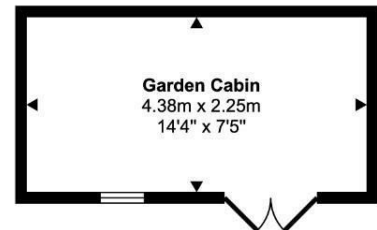
Approx Gross Internal Area
79 sq m / 848 sq ft



Ground Floor
Approx 35 sq m / 379 sq ft

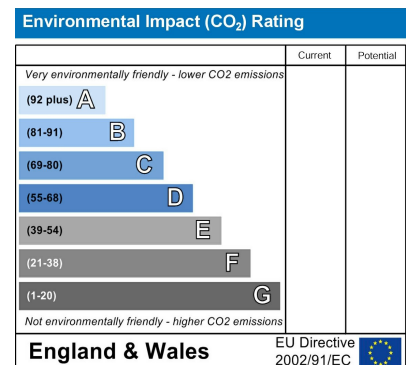
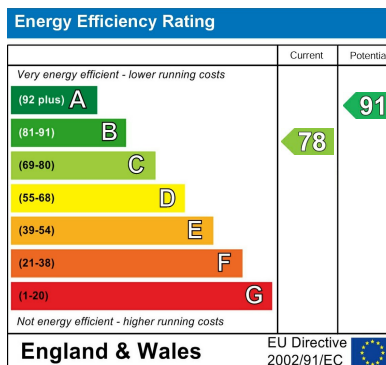
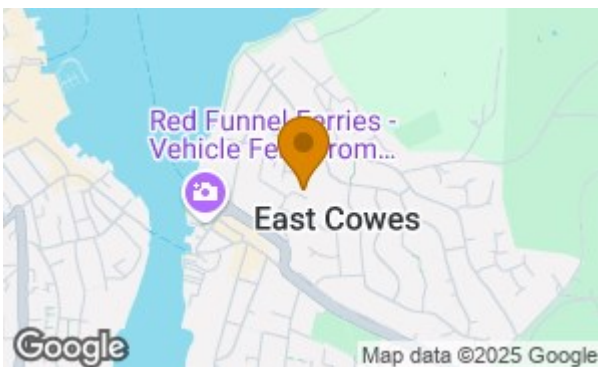


First Floor
Approx 34 sq m / 363 sq ft



Summer Cabin
Approx 10 sq m / 106 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agent Notes:

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