



**£80,000**

126 Medina Park Folly Lane, East Cowes, Isle of Wight, PO32 6NF





Situated in a rural and tranquil setting is this static park home offering a good size garden. Close by is a riverside pub to enjoy a meal and watch the changing scenery from. Potential buyers must be 50 years or over and use the property as their main residence. This static park home requires some modernisation and is located on the central side of Medina Park and enjoys a tranquil and peaceful setting with pathways offering a colourful surrounding to this comfortable home.

The accommodation is spacious and light throughout and comprises of a welcoming hall with storage, lounge/ diner, kitchen, one double bedroom, dressing room which was originally the second bedroom and could easily be converted back to provide the second bedroom and shower room wc. Additional features include double glazing, gas central heating and a good size garden. There is parking to the front of the property.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located a mile away.

Hall	7'3" x 6'11"
Lounge	12'4" x 9'0"
Kitchen	8'7" x 7'1"
Bathroom	6'1" x 5'4"
Bedroom 1	10'7" x 9'8"
Dressing Room	6'4" x 4'8"

#### Outside

The front garden has a small selection of shrubs and ample room for seating. The side garden is open and laid to lawn and shrubs. The rear garden is a lovely area to entertain. Currently there is a shed, shrubs and lawn area.

#### Additional Information

Site fees - £195 per month

Sewage - £14 per month

1 cat allowed - no dogs

#### Council Tax

Band A

#### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

#### Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 Metroplan ©2023



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

**wright**  
 estate agency