

eastcoves@wright-iw.co.uk

wright
estate agency



£359,995

15 Cambridge Road, East Cowes, Isle of Wight, PO32 6AE





Commanding exceptional sea views from an elevated position, this home is a spacious semi detached residence offering flexible accommodation and set within a very desirable area.

Proudly positioned, this lovely home boasts stunning views towards the bustling Solent which can be enjoyed from a fabulous enclosed veranda accessed off the main and third bedroom.

Finished to a good standard the ground floor accommodation comprises of an entrance porch, welcoming hallway with storage, cloakroom wc, spacious modern kitchen which is open to the dining room, utility/ sun room and lounge with sea view. The first floor comprises three bedrooms, enclosed veranda off the main and third bedroom and bathroom wc. Externally there is off road parking for two cars and small rear garden.



This truly is a rare opportunity to acquire this substantial house in the coastal resort of East Cowes, which has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle 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 woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away. To arrange a viewing please call The Wright Estate Agency on 01983 281010.



Porch	
Entrance Hall	
Lounge	14'8" x 12'5"
Dining Room	11'11" x 10'0"
Kitchen	7'7" x 8'4"
Sun Room	8'10" x 6'5"
Shower Room	6'10" x 6'1"
Bedroom 1	11'11" x 10'5"
Bedroom 2	12'10" x 12'0"
Bedroom 3	7'10" x 6'7"
Varander	18'7" x 3'9"

Outside

To the front of the property there is a driveway providing off road parking for two cars. The rear patio garden comprises a seating area, side access leading to the front, artificial lawn area and decorative shingle.

Council Tax
Band C

Services

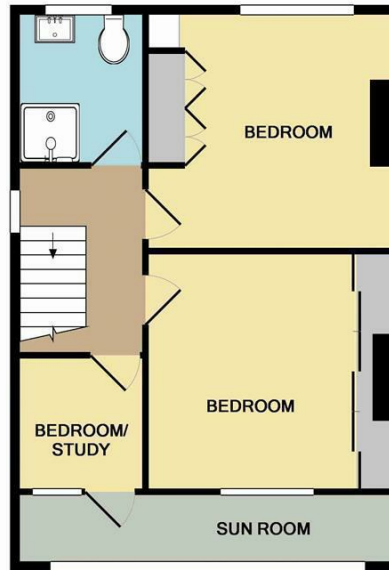
Unconfirmed gas, electric, telephone, mains water and drainage.

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.




GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

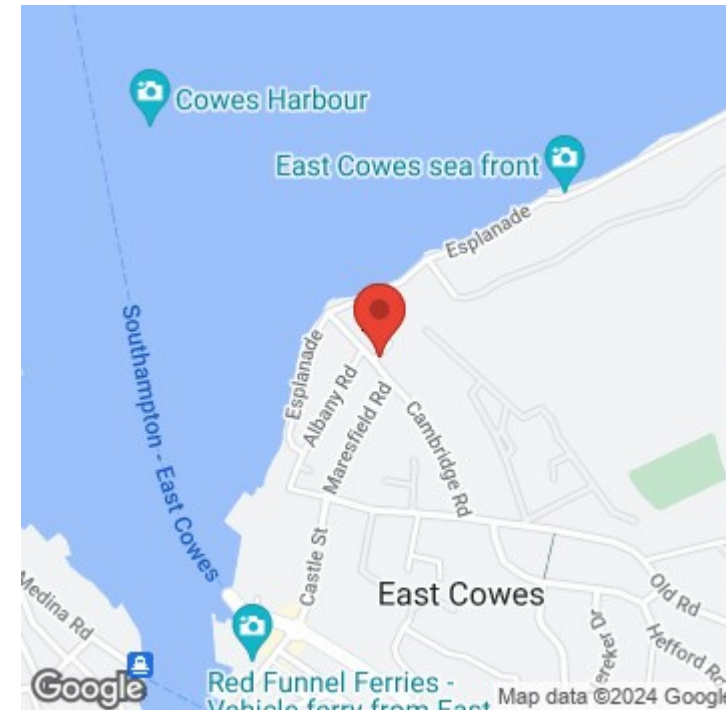


1ST FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1063 SQ.FT. (98.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(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 	



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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