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wright
estate agency



£349,950

88 Clarence Road, East Cowes, Isle Of Wight, PO32 6HA





This lovely home is a spacious detached residence offering flexible family accommodation set within a very desirable area. Proudly positioned, this stunning property boasts a pleasant outlook and ample off road parking. Chain Free

The property comprises of a welcoming entrance hall, ground floor cloakroom WC, a light and airy kitchen, dining room, good size sitting room, utility room and bedroom 5. Continuing to the first floor, there are four good size bedrooms with the master having an en suite shower room and family bathroom. Externally there is off road parking via the driveway and a good size garden.



This is a rare opportunity to acquire a substantial family home 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 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 under half a mile away.



Hall	3'10" x 4'7"
Lounge	13'0" x 15'4"
Dining Room	7'8" x 9'4"
Bedroom 5	8'2" x 16'6"
Kitchen	9'4" x 9'5"
Utility Room	4'9" x 5'0"
Cloakroom wc	
Landing	
Bedroom 1	10'3" x 13'5"
En-Suite	4'7" x 6'2"
Bedroom 2	8'7" x 11'10"
Bedroom 3	7'1" x 9'3"
Bedroom 4	8'7" x 10'11"
Bathroom	

Outside

The front of the property there is a driveway offering ample parking, The rear of the property benefits from an enclosed low maintenance garden with dual levels of raised beds and seating areas. Mature shrubs and plants line the border. There is also gated access to the front.

Council Tax
Band D

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

Agents 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 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		83
(81-91) B		
(69-80) C	71	
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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