



£182,500

3 Royalist Court, East Cowes, Isle Of Wight, PO32 6FP



Welcome to Royalist Court, East Cowes - a charming semi detached house that is perfect for first-time buyers or as an investment opportunity. This delightful property boasts a cosy reception room, ideal for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for a small family or guests to stay over.

Situated in a sought-after and tranquil location, this house offers a peaceful retreat from the hustle and bustle of everyday life. Just a short stroll away from the seafront, you can enjoy leisurely walks by the water whenever you please.

One of the highlights of this property is its pleasant rear garden, providing a lovely outdoor space to unwind, host a barbecue, or indulge in some gardening. Imagine sipping your morning coffee or enjoying a glass of wine in the evenings surrounded by nature. The lockable allocated parking is located at the front of the property.

Convenience is key with this property, as it is located close to local amenities such as doctors' surgeries and the renowned Waitrose supermarket. Everything you need is within easy reach, making daily errands a breeze.

The coastal town 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 under a mile away.

Don't miss out on the opportunity to own this lovely home in Royalist Court. Whether you're looking to take your first step onto the property ladder or seeking a smart investment, this house offers comfort, convenience, and a promising future. PLEASE NOTE the property is currently tenanted on a periodic term.

Hallway

Lounge Area 13'8" x 7'10"

Kitchen 12'0" x 6'10"

Cloakroom wc

First Floor

Bedroom 1 10'2" x 9'6"

Bedroom 2 9'11" x 6'5"

Bathroom 7'2" x 6'5"

Outside

One of the standout features of this property is its large garden, providing an ideal outdoor space for children to play, for gardening enthusiasts to indulge their passion, or for hosting gatherings with friends and family. This garden has it all.

Council Tax

Band B

Services

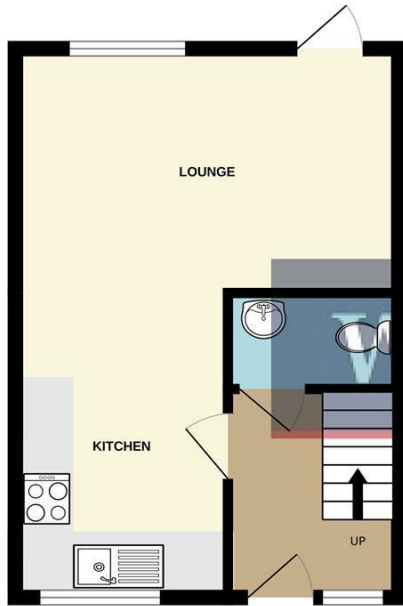
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Notes

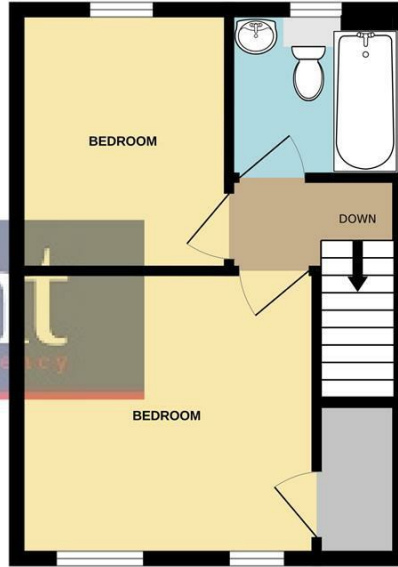
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.




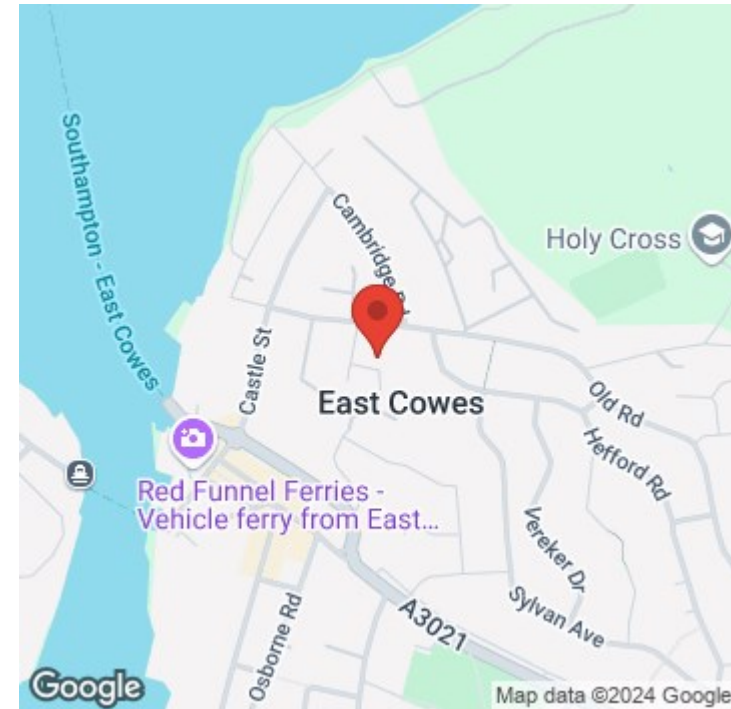
1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

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		89
(81-91) B		
(69-80) C	72	
(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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