

eastcoves@wright-iw.co.uk

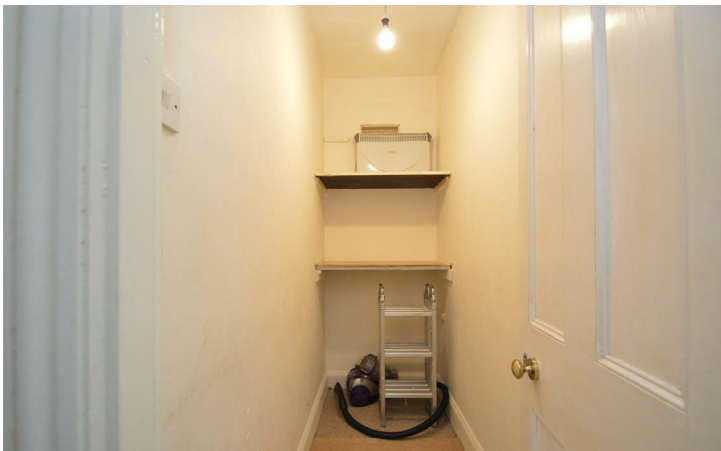
wright
estate agency



£125,000

Flat 2, 8 Yarborough Road, East Cowes, Isle of Wight, PO32 6SH





Welcome to this charming property located on Yarborough Road in the picturesque town of East Cowes. This delightful apartment offers ample living space, making it an ideal choice for a first-time buyer or as a holiday home.

Situated within walking distance to the seafront and the convenience of a Waitrose nearby, this property boasts a prime location for those who enjoy coastal living and easy access to amenities. The communal garden provides a lovely outdoor space to relax and enjoy the fresh air.

One of the standout features of this property is the off-road parking, ensuring that you will never have to worry about finding a space for your vehicle. Inside, the accommodation is spacious but requires some modernisation and offers a comfortable setting for you to make your own.



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 wonderful property in East Cowes. With its prime location, ample living space, and convenient amenities nearby, this house is sure to make a lovely home for anyone looking to embrace the coastal lifestyle.



Entrance Porch

Stairs to

Hallway

Lounge

14'4" x 12'11"

Kitchen

10'0" x 8'11"

Bedroom 1

11'3" x 9'4"

Store Room

7'6" x 3'2"

Bedroom 2

10'0" x 6'3"

Bathroom

6'7" x 3'11"

Outside

Council Tax

Band B

Additional Information

Freehold

Maintenance Charges - All charges to be split with ground floor apartment. Block Insurance Split between Flat 1 & 2

No Ground Rent

Services

Unconfirmed 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.

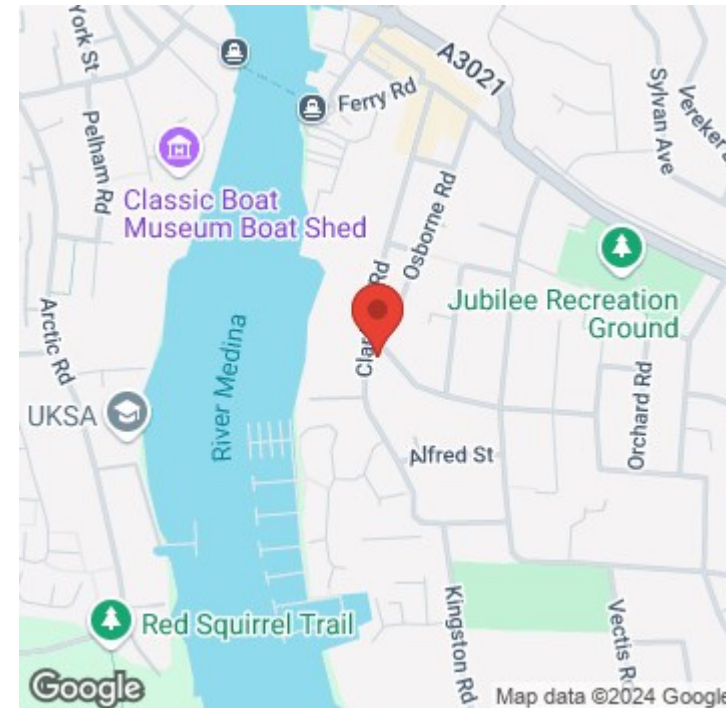
None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
618 sq. ft. (57.5 sq. m.) approx.



TOTAL FLOOR AREA: 618 sq. ft. (57.5 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			
(81-91) B			
(69-80) C			
(55-68) D		52	61
(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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