

eastcowes@wright-iw.co.uk

wright  
estate agency



**£399,950**

Newstead, 56a Old Road, East Cowes, Isle of Wight, PO32 6AP









Nestled in the desirable area of Old Road, East Cowes, this spacious detached bungalow presents an excellent opportunity for families seeking a comfortable and convenient home. With four well-proportioned bedrooms, this property offers ample space for family living, and there is potential to convert a dining room into a fifth bedroom, should you require additional accommodation.

The bungalow boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is designed to provide a harmonious flow throughout the home, ensuring that every corner is utilised effectively. The bathroom is well-appointed, catering to the needs of a modern family, there is also an ensuite wet room.

One of the standout features of this property is its proximity to the seafront, allowing residents to enjoy the beautiful coastal scenery and leisurely walks by the water. Additionally, the nearby Waitrose supermarket ensures that daily shopping needs are easily met, adding to the convenience of this sought-after location.

For those with vehicles, the property includes a garage and driveway parking, providing secure and accessible options for your cars. This feature is particularly valuable in a family home, where space is often at a premium.

In summary, this detached bungalow on Old Road is an ideal family home, combining spacious living with a prime location. Whether you are looking to settle down or invest in a property with great potential, this bungalow is certainly worth considering.

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.



<b>Hallway</b>	
<b>Lounge</b>	19'8" x 14'7"
<b>Dining Room / Bedroom 5</b>	12'11" x 8'0"
<b>Kitchen</b>	12'4" x 11'0"
<b>Bedroom 1</b>	14'7" x 11'0"
<b>En-Suite Wet Room</b>	8'0" x 6'0"
<b>Bedroom 2</b>	14'7" x 8'5"
<b>Bedroom 3</b>	12'4" x 8'2"
<b>Bedroom 4</b>	11'3" x 6'11"

## Bathroom

## Outside

The rear garden is mainly paved giving it a very low maintenance feel. There is a gate leading through to the side garden which is open and laid to lawn.

## Parking

The bungalow benefits from two driveways either side of the property. The left hand driveway also leads to the garage which has up and over door.

## 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.

GROUND FLOOR  
1784 sq.ft. (165.7 sq.m.) approx.



TOTAL FLOOR AREA: 1784 sq.ft. (165.7 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		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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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