



**£325,000**

96 Sylvan Avenue, East Cowes, Isle of Wight, PO32 6TH









Set within a charming cul de sac off Sylvan Avenue, East Cowes, this delightful detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful yet accessible location.

The home is situated close to local schools, making it an excellent choice for families with children. Additionally, the nearby Waitrose supermarket ensures that your shopping needs are easily met, while the stunning seafront is just a short distance away, providing opportunities for leisurely walks and seaside activities.

The property boasts a lovely garden, perfect for outdoor entertaining or simply enjoying the fresh air. For those with vehicles, the garage and driveway accommodate up to three cars, offering both convenience and security.



This residence is not just a house; it is a home that promises a comfortable lifestyle in a sought-after area. With its appealing features and prime location, this property is sure to attract interest from discerning buyers. Do not miss the opportunity to make this wonderful family home your own.

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 one mile away.



Hallway	5'10" x 4'1"
Lounge/ Diner	18'8" x 13'8"
Kitchen	9'0" x 8'5"

#### First Floor - Landing

Bedroom 1	10'5" x 10'4"
Bedroom 2	11'8" x 7'10"
Bedroom 3	10'6" x 7'8"
Bathroom	7'10" x 7'6"

#### Outside

To the front of the property there is a small lawned area with shrubs. The rear garden is tiered and comprises lawn area, patio which is ideal for Al Fresco evenings, mdecorative shingle and workshop measuring 4.67 metres x 1.85 metres.

#### Parking

To the front of the property there is a driveway providing off road parking for 2 cars. The driveway leads to the garage.

Integral Garage	16'0" x 8'0"
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#### Council Tax

Band C

#### Tenure

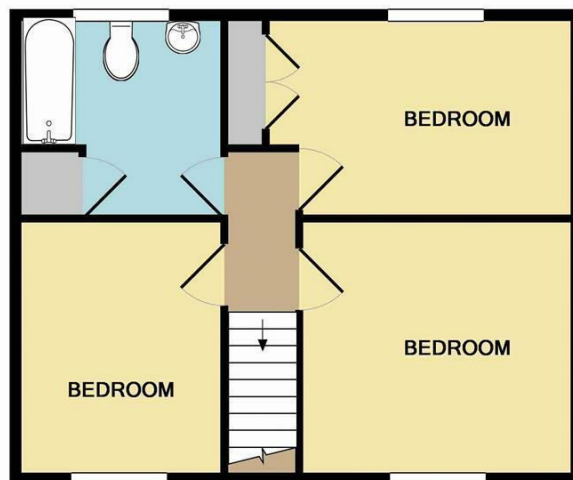
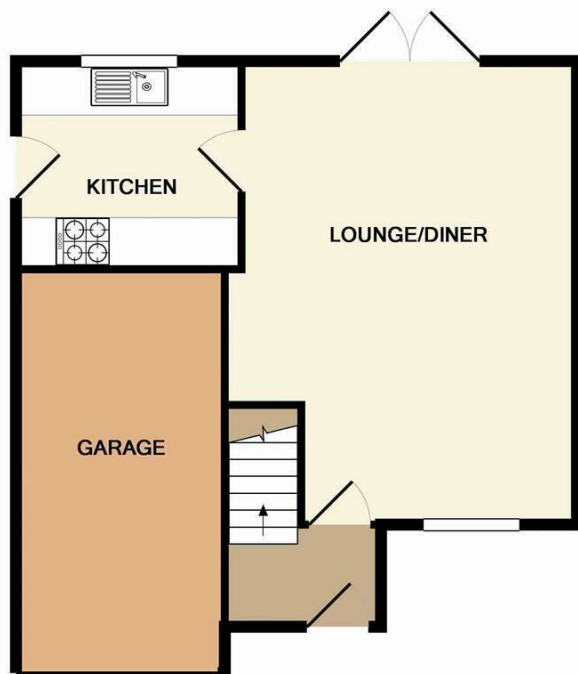
Freehold

#### Services

Mains drainage, water, gas and electric

#### 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.

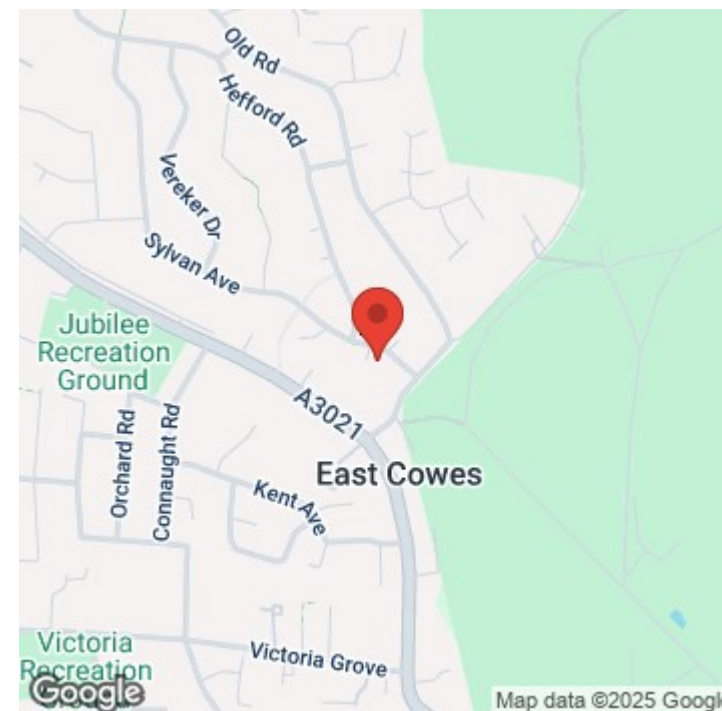


TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 SQ.M.)

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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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