

eastcowes@wright-iw.co.uk

wright  
estate agency



**£300,000**

59 Adelaide Grove, East Cowes, Isle of Wight, PO32 6DD









Nestled in the charming area of Adelaide Grove, East Cowes, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property offers ample space for family living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The good size kitchen/ diner and modern bathroom completes this wonderful home.

The house features a large, well-maintained garden, perfect for children to play in or for adults to unwind in the fresh air. With off-road parking available for two vehicles, convenience is at your fingertips, ensuring that you can easily come and go as you please.

Location is key, and this property does not disappoint. It is situated close to local schools, making the morning school run a breeze. Additionally, the nearby Waitrose supermarket offers easy access to quality groceries, while the picturesque esplanade is just a short stroll away, providing a lovely setting for leisurely walks or family outings.



This popular location combines the tranquillity of suburban living with the convenience of nearby amenities, making it a perfect family home. Whether you are looking to settle down or invest, this property is sure to meet your needs. Don't miss the chance to make this charming house your new home.

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 under half a mile away.



Hallway	
Lounge	14'7" x 12'0"
Dining Room	11'11" x 9'1"
Kitchen/ Diner	16'5" x 10'3"
First Floor - Landing	
Bedroom 1	14'7" x 14'0"
Bedroom 2	12'2" x 9'1"
Bedroom 3	12'0" x 9'11"
Bathroom	7'6" x 6'6"

**Outside**

The house features a large, well-maintained garden, perfect for children to play in or for adults to unwind in the fresh air. The garden is mainly laid to lawn with a lovely selection of mature shrubs and plants, outside storage with wc, storage shed, decked seating area and additional storage.

**Parking**

To the front of the property there is parking for two cars

**Council Tax**  
Band C

**Tenure**  
Freehold

**Services**  
Mains water, drainage, electric and gas

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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