



Solent Shores

Gurnard

£450,000



Lancasters

Stunning ground floor sea front apartment. Superb location giving fabulous front row sea views. This beautiful apartment boasts thoughtfully designed rooms that include two bedrooms, 2 generous bathrooms and a beautiful open plan kitchen living area overlooking the Solent. Large bi-fold doors frame the views and open onto a private terrace balcony. Modern and energy efficient home, heated via an Air Source Heat Pump and Underfloor Heating throughout.



2 Bedroom Ground Floor Apartment

Entrance Hallway

Communal entrance hallway from the rear carparking. Front door opens to entrance hallway. Telephone entry system. Walk-in storage cupboard housing hot water cylinder.

Open plan Kitchen/Diner/Living Area 17' 8" x 17' 4" (5.38m x 5.28m) max

The Kitchen is fitted with a range of base and wall units with integrated appliances including full height fridge freezer, dishwasher, washing machine, fan oven, induction hob and extractor hood. Composite stone counter tops. Large aluminium bi-fold doors open from the Living Area onto the elevated sea facing balcony.

Bedroom 1 13' 5" x 9' 6" (4.1m x 2.89m)

Large double bedroom across the rear of the property, plus ensuite.

Ensuite

Beautifully appointed shower room, fully tiled throughout. Large shower cubicle, WC and vanity basin. Recessed spotlights, chrome heated towel rail, extractor fan, and window to the side.

Bedroom 2 9' 10" x 9' 1" (2.99m x 2.77m)

A side aspect double bedroom with built in wardrobe.

Bathroom

Contemporary suite that comprises of a panel bath with 'rainhead' shower over and glass shower screen. Concealed cistern low level WC and wall mounted wash basin. Chrome heated towel rail. Extractor fan.

Rear Garden

Communal south facing gardens with landscaping and seating. The property also has its own timber shed, ideal for storage of bicycles or water sports equipment.

Parking

Allocated private off street parking to the rear of the property.

Tenure

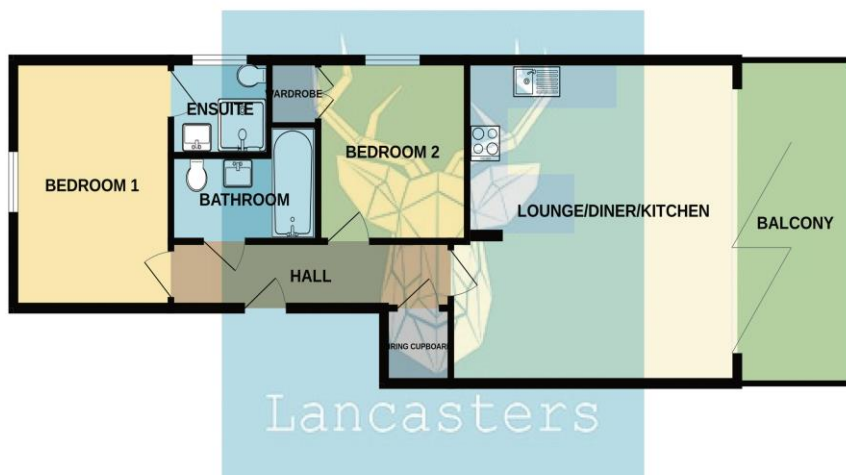
Share of Freehold Circa £1800 annual Service Charge Zero Ground Rent

N.B

The property is heated via 'Air Source Heat Pump' with underfloor heating throughout and individual thermostats to each room. Remainder of a 10 year build warranty from 2015.



GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 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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Tenure: **Share of Freehold**
Council: **F**
EPC: **C**



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