



## 9 OSBORNE HEIGHTS

EAST COWES, PO32 6FE

£525,000  
FREEHOLD

This immaculate and versatile 5 bedroom family home is located near Osborne House in a quiet, friendly neighbourhood with easy access to the town's amenities just a few minutes walk away. Built approximately 20 years ago, the house has been well maintained and recently decorated throughout to a high standard in a modern style.

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- Built-in double wardrobes in 4 bedrooms
- Recently replaced (Vaillant) boiler
- Spacious double garage
- Low maintenance UPVC soffits and fascias
- Kitchen/Breakfast room with separate dining room
- Utility room
- A sunny south west facing rear garden



### The accommodation with approximate measurements

#### Door to

#### Hallway

Tiled flooring. Radiator. Door to double garage.

Doors to

#### Cloakroom

Double glazed window to front aspect. Radiator.

Low level WC. Hand basin. Tiled flooring.

#### Dining room 3.05m x 3.05m (10'0" x 10'0")

Three double glazed windows to front aspect. Door to kitchen.

#### Lounge 4.88m x 4.57m (16'0" x 14'11")

Double glazed window and French Doors to rear aspect. Two radiators. TV point. Feature fire place with marble hearth and inset electric fire (electric fire, possibly not included).

#### Kitchen / diner 5.79m x 3.35m (18'11" x 10'11")

Fully fitted with matching wall, base, larder and drawer units. Fitted electric oven and gas hob with extractor over. Built in fridge and dishwasher. Stainless steel sink with mixer tap and tiled splash back. Two radiators. Double glazed windows and French doors to rear aspect. Tiled flooring. Door to

#### Utility room 2.13m x 1.52m (6'11" x 4'11")

Double glazed door to side aspect. Storage units and stainless steel sink with mixer tap and tiled splash back. Space and plumbing for washing

machine and tumble dryer. Tiled flooring. Wall hung Vaillant boiler ( under a year old)

#### Stairs to first floor

#### Landing

Loft access ( partially boarded with light and power) radiator. Airing cupboard. Additional storage cupboard Doors to

#### Master bedroom 3.35m x 3.35m (10'11" x 10'11")

Double glazed windows to front aspect. Radiator. Built in wardrobe. Door to

#### Bedroom 4 3.05m x 2.74m (10'0" x 8'11")

Double glazed window to rear aspect. Built in double wardrobe. Hand basin with vanity storage. Radiator. Door to

#### En suite

Double glazed window to front aspect. Shower cubicle. Hand basin with vanity storage. Low level WC. Heated towel rail. Tiled flooring.

#### Bedroom 2 3.96m x 2.74m (12'11" x 8'11")

Double glazed window to front aspect. Radiator. Built in double wardrobes.

#### Bedroom 3 2.74m x 2.13m (8'11" x 6'11")

Double glazed window to rear aspect. Hand basin with vanity storage. Radiator.

#### Bedroom 5 3.66m (max) x 3.35m (12'0" (max) x 10'11")

Double glazed window to rear aspect. Radiator. Built in wardrobe.

### Ensuite/ Jack and Jill

Bath. Low level WC. Double glazed window to rear aspect. Radiator.

### Family bathroom

Double glazed window to front aspect. Bath with shower over and glass screen. Low level WC. Hand basin with vanity storage. Tiled flooring. Heated towel rail. Part tiled walls.

### Outside

Rear: Fully enclosed garden and mainly laid to lawn. . Flower borders. Decked and patio areas for relaxing.

Front: Mainly laid to lawn. Ample parking. Gated side access to rear garden. Large lawned frontage set well back from the road.

Double garage: Two up and over doors. Light and power. Consumer unit.

### Additional information

Council tax band "E"

EPC: C

Estate management fee: Circa £126 p.a

### The Location

East Cowes is a pleasant, quiet and friendly location centrally positioned for easy access to Cowes, Ryde, Newport and Southampton.

Within a few minutes walk we have:

- Waitrose and Co-op shopping, the Medical Centre, schools, buses to Newport and Ryde, pharmacies and Post Offices, plus a variety of other town centre shops, restaurants, cafes, Chinese / Indian takeaway and pubs.

- Esplanade and shingle beach with children's play area, paddling pool, cafe and views over The Solent and Cowes.

- Osborne House

-Two large recreational parks.

-Cowes, just across the river by chain link ferry, with its pubs, restaurants, shops and fast passenger ferry service to Southampton, events such as "Cowes Week" , "Round the Island Yacht Race", various water and sport activities, firework displays and much more.

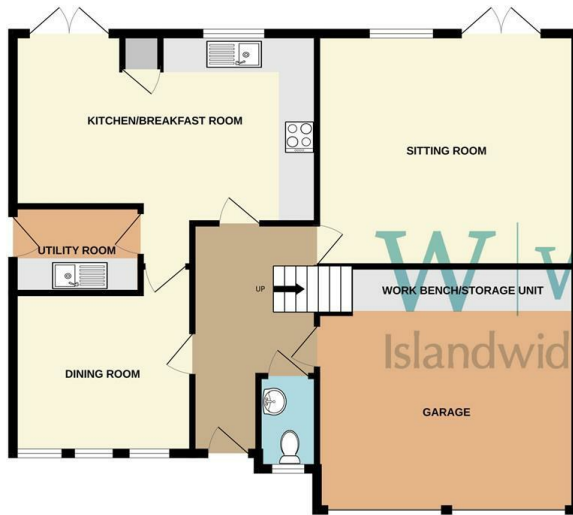
- Red Funnel car/ passenger ferries to Southampton to enjoy its modern shopping centres, dining and entertainment.

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GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	85
	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements