



- 3 Bedroom - 3 Storey Town House
- WATERSIDE Development
- Low maintenance, easy living
- Chain Free

## **65 Medina View, Medina View, East Cowes, PO32 6SU**

**£280,000**

Located within a WATERSIDE development alongside East Cowes MARINA, this 3 storey 3 bedroom TOWN HOUSE offers easy living in a beautiful location. Manageable garden, garage and parking. COMMUNAL GYM. CHAIN FREE. Sailors dream - walk to your boat!!



## Property Description

THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS.

DOUBLE GLAZED DOOR TO HALLWAY

Radiator. Stairs to first floor. Under stairs cupboard. Doors to

SHOWER ROOM

Low level W.C. hand basin. Shower cubicle. Radiator.

BEDROOM

9' 02" x 7' 11" (2.79m x 2.41m) Double glazed window to rear aspect and enclosed garden. Radiator.

UTILITY ROOM

6' 04" x 6' 02" (1.93m x 1.88m) Double glazed window to rear aspect and garden. Wall hung boiler. Space for washing machine. Stainless steel sink with mixer tap. Storage cupboard.

STAIRS TO FIRST FLOOR

LANDING

Double glazed window to front aspect. Radiator. Stairs to second floor.

LOUNGE/DINER

16' 10" ( max) x 14' 06" (5.13m x 4.42m) Two radiators. Double glazed window to rear aspect. Feature fire with wooden surround.

KITCHEN

8' 06" x 8' 01" (2.59m x 2.46m) Fully fitted with matching wall, base and drawer units. Built in electric oven. Gas hob with extractor over. Space for fridge/freezer. Stainless steel sink and drainer with mixer tap. Tiled splash back. Double glazed window to front aspect with views of the river.

STAIRS TO SECOND FLOOR

LANDING

Loft access. Doors to







GROUND FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.1 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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#### BEDROOM

12' 08" x 9' 09" (3.86m x 2.97m) Double glazed windows to front aspect with river views. Radiator. Double wardrobe. Storage cupboard. Cupboard housing water tank.

#### BEDROOM

11' 09" x 8' 07" (3.58m x 2.62m) Double glazed window to rear aspect with river views. Radiator. Double wardrobe. Door to

#### ENSUITE

Double glazed window to rear aspect. Radiator. Low level W.C. . Hand basin with vanity. Shower cubicle. Part tiled.

#### BATHROOM

Bath with shower over and glass screen. Low level W.C. hand basin with vanity storage. Radiator.

#### OUTSIDE

Rear:

Manageable fully enclosed garden. Mature plants and shrubs. Patio area.

Front. Parking for one car in front of garage.

Freehold - £250 per annum maintenance charges towards communal areas. NO HOLIDAY LETTING ALLOWED.

Sailors - East Cowes Marina offers modern berthing facilities, convenient pub and well organised berths with power and water - details can be found here: <https://www.boatfolk.co.uk/east-cowes-marina>

Do you have a property to sell? We would welcome the opportunity to give you a free no obligation valuation of your home. Just ask!

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All measurements are approximate and should not be taken as fact. Wootton Estate agents have not tested any of the appliances or equipment. We have been advised by the vendor as to the leasehold/freehold status of the property, you should have this along with all matters concerning the property checked by a solicitor. These particulars including all text and pictures are for guidance only and do not form any part of a contract or offer and should be not construed as statements of fact. Floor plans are for guidance only and no guarantee is given of their accuracy. Averages and land measurement are not measured by Wootton Estates and should be independently checked.