



**MARVINS**  
ESTATE AGENTS



## 18 GURNARD BAY, COWES, PO31 8LD

**PRICE GUIDE £40,000**

A rare opportunity to acquire this well located beach hut in the sought after area of Gurnard Bay with stunning views over the Solent to the mainland shore and beyond. The property is of brick and block construction, with a brand new Cedar shingle roof. Gurnard Sailing Club is conveniently located nearby. The beach hut offers a wonderful place to sit and dine under the covered veranda area and enjoy fantastic Summer days and spectacular sunsets from this unique vantage point. Viewing is by appointment.

### COWES OFFICE

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### THE BEACH HUT


7'9 x 6'8 plus covered verandah 4'11 x 7'9 (2.36m x 2.03m plus covered verandah 1.50m x 2.36m)  
Folding steel doors opening to covered veranda dining area. Built in corner storage cupboard. Concrete floor.  
New Cedar shingle roof.


### TENURE

Leasehold .  
Balance of a 10 year lease from 2019. Ground rent 2023/24 £1155.27 revised annually on 1 April in line with RPI  
Buyers Must be an Island residence and on the Electoral Register.





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

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