



**MARVINS**  
ESTATE AGENTS



### 3 SEYMOUR COURT CASTLE STREET, EAST COWES, PO32 6SL PRICE £235,000

A super opportunity to purchase a Mews style cottage in a waterfront front position in East Cowes with views from balconies over the River Medina. Perfect to live in full time or as a second home (or holiday let), the complex is situated close to Red Funnel terminal and the Floating bridge. The accommodation is arranged 'upside down' with the main living space found on the first floor. Two bedrooms are also included and the property is warmed by gas central heating. Allocated parking is enjoyed too. With no onward chain, this really is a great purchase and we encourage a viewing at your earliest convenience.

#### COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)



## 3 SEYMOUR COURT CASTLE STREET, EAST COWES, ISLE OF WIGHT PO32 6SL

Front door to Entrance Hall. Stairs off with glazed ballustrade. Cupboard. Radiator.

### BATHROOM

White suite comprising bath with shower over, WC and pedestal hand basin. Heated towel rail.

### BEDROOM TWO

5'9" x 7'9" (1.75m x 2.36m)

Front aspect.

### BEDROOM ONE

11'11" x 8' (3.63m x 2.44m)

Double aspect over the River Medina. Radiator. Built in wardrobes.

Stairs to First Floor.

### LIVING AREA

13'11" x 13'11" (4.24m x 4.24m)

With two outside terraces off both enjoying Medina views. Two radiators.

### KITCHEN

7'8" x 5'9" (2.34m x 1.75m)

Off the Living Area. Front aspect. Range of light coloured wall and base units. Fitted oven. Plumbing for washing machine. Stainless steel sink unit. Separate electric hob. Dishwasher. Wall mounted boiler.

### OUTSIDE

Allocated car parking space.

### TENURE

This property is Freehold

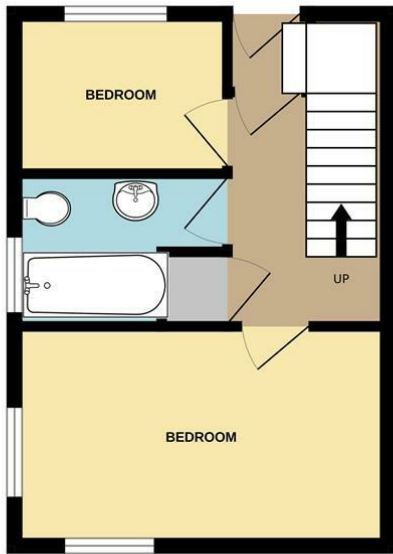
Council Tax Band - has been deleted







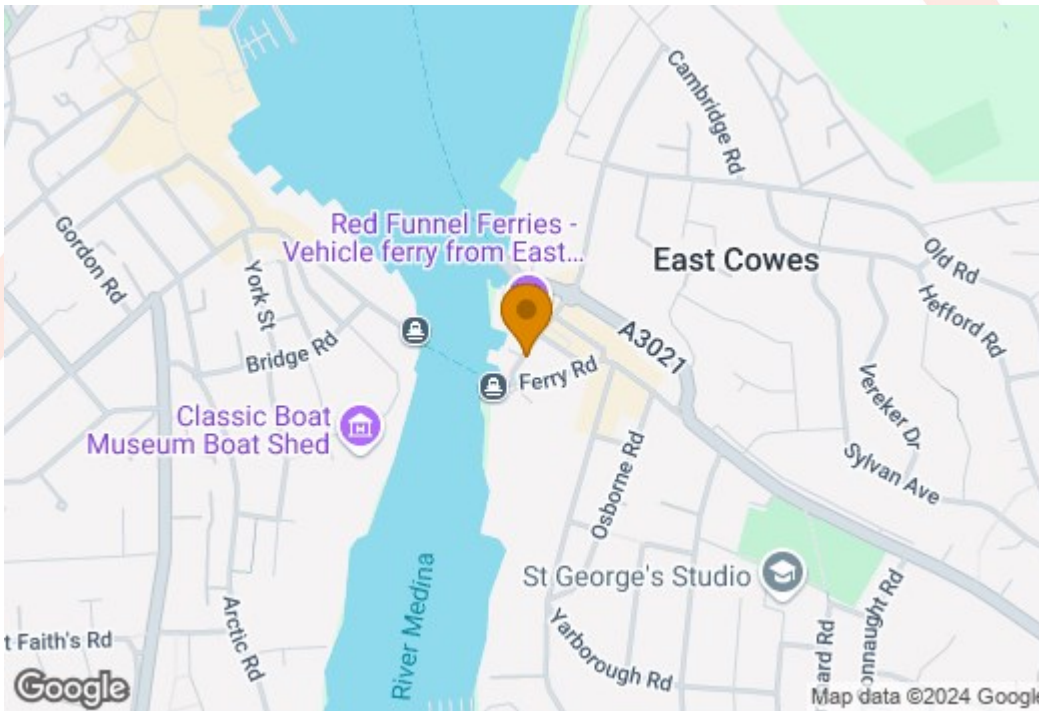
GROUND FLOOR



1ST FLOOR



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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</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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