



MARVINS
ESTATE AGENTS



31 MARSH ROAD, COWES, PO31 8JQ

£750,000

A rare opportunity to acquire a modern residence situated in a most sought after Gurnard location with sea frontage and direct access to the Beach.

Enjoying stunning Solent views, the spacious accommodation is arranged over two floors and including spacious living space on the ground floor with views and access to the rear terrace and garden, along with a Master Suite on the first floor with stunning easterly views towards Gurnard Bay and beyond; a covered balcony providing a super vantage point for those views. Four Bedrooms are provided in total over the two floors, each with en-suite. Ample parking is provided.

This home will suit a variety of purchasers and would also be a perfect second home being closely situated to local Sailing Clubs as well and easy transport links to Southampton.

Available to purchase with no onward chain we encourage you to view at your earliest convenience.

PLEASE REFER TO THE NOTES PARAGRAPH.

COWES OFFICE

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31 MARSH ROAD, COWES, ISLE OF WIGHT PO31 8JQ

ENTRANCE PORCH

Spacious with room hanging space.

KITCHEN/DINING AREA

16'5" x 11'10" (5.00m x 3.61m)

Contemporary styled Kitchen with a range of floor and wall mounted units. Built in cooker with hob and extractor fan above. Space for freestanding fridge, freezer and washing machine. Stunning Solent views. French doors to:

LIVING AREA

19'8" x 12'8" (5.99m x 3.86m)

Large picture windows with sliding door on to a covered decked seating area. Stunning sea views. Further storage cupboard. Door to:

BEDROOM THREE

13'9" x 13' (4.19m x 3.96m)

Double bedroom with front aspect.

EN-SUITE SHOWER ROOM

Comprising shower, WC and wash hand basin.

BEDROOM FOUR

13'9" x 12'2" (4.19m x 3.71m)

Double bedroom with front aspect.

EN-SUITE SHOWER ROOM

Comprising shower, WC and wash hand basin.

FIRST FLOOR ACCOMMODATION

PLANT ROOM

Housing gas boiler and high-pressure water cylinder.

MASTER BEDROOM

17'9" x 16'11" (5.41m x 5.16m)

Spacious double bedroom with French doors on to the first floor covered balcony with chrome and glass balustrade. Stunning sea views across the Solent and east towards Gurnard Bay. Eves storage and space for freestanding wardrobe.

EN-SUITE SHOWER ROOM

Comprising shower, WC and wash hand basin.

BEDROOM TWO

17'9" x 14'1" (5.41m x 4.29m)

Spacious double bedroom with rural and coastal views. Large tilted Velux window and plenty of eves storage. Space for freestanding wardrobe.

EN-SUITE SHOWER ROOM

Comprising shower, WC and wash hand basin.

OUTSIDE

Off road parking for 2/3 cars. Gated access to good size maintained garden, mainly laid to lawn with covered terraced patio area and outside lighting. Stunning sea views and direct private gated access on to the beach. Garden shed to the side of garden.

TENURE

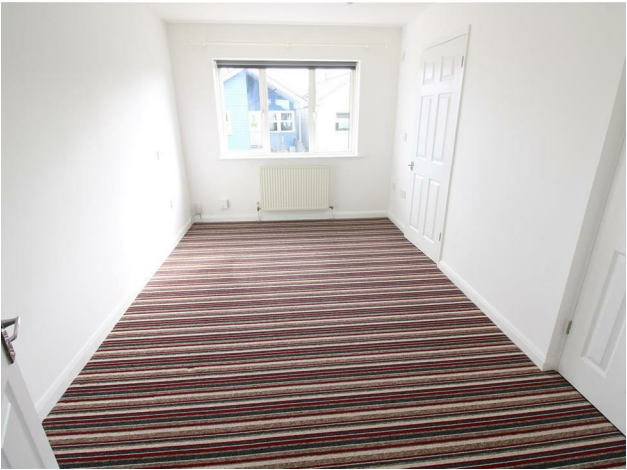
This property is Freehold.
Council Tax Band A

NOTES

A restriction will placed on the property whereby it will not be permissible to let the property for commercial holiday letting.

It is proposed that the adjacent property will be rebuilt and it will become detached from 31 Marsh Road, therefore 31 Marsh Road will become a Detached House. Plans are available to view.



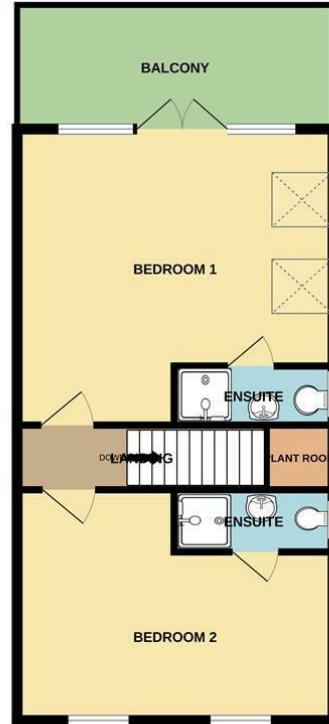




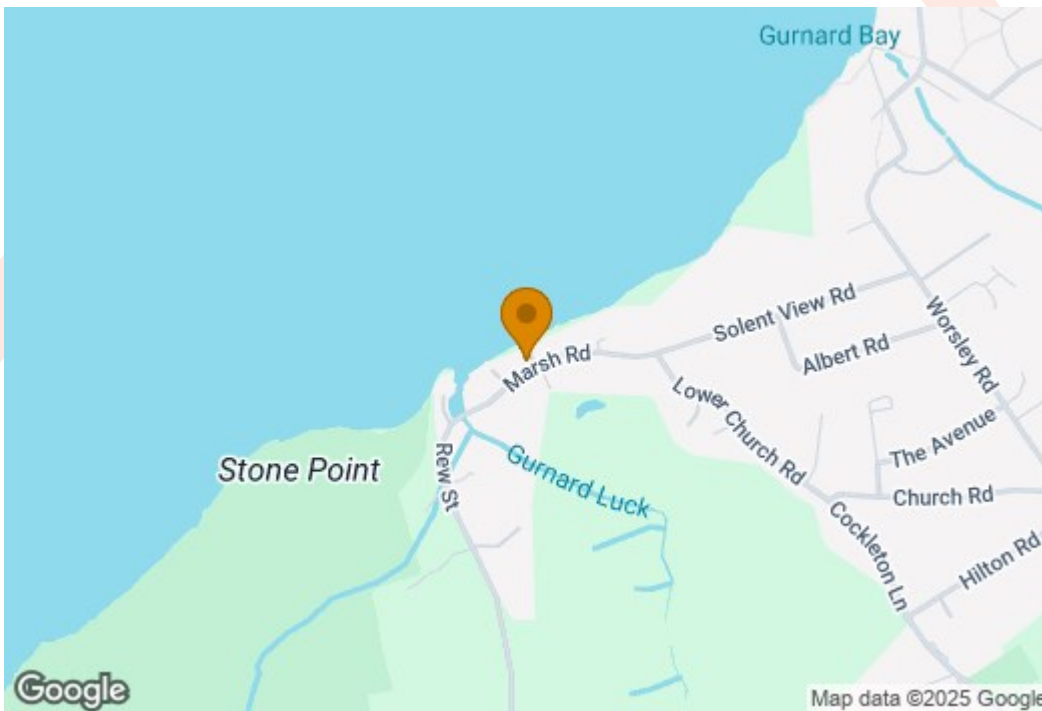
GROUND FLOOR



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) 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		
	76	85
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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