



**MARVINS**  
ESTATE AGENTS



## 19 BEACHSIDE CHALET MARSH ROAD, GURNARD, PO31 8HX

**PRICE GUIDE £150,000**

This detached one bedroom chalet occupies an enviable position on popular Marsh Road with fine Solent views. Within the garden area there is a parking space. This opportunity could lend itself to redevelopment /improvement subject to the normal planning requirements etc . Currently of mixed construction. Viewing is strictly by appointment. Cash purchase only.

### COWES OFFICE

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## 19 BEACHSIDE CHALET MARSH ROAD, GURNARD, ISLE OF WIGHT PO31 8HX

Double glazed Entrance Door in to:

### KITCHENETTE/LOUNGE

14'11" x 9'8" (4.55m x 2.95m)

Two windows to the side and rear. Double glazed window to front with sea views. A range of floor units with bevel edged work tops over. Stainless steel sink unit with chrome mixer taps. Electric cooker point. Tiled splash backs. Laminate wood flooring. Door to:

### SHOWER ROOM

Double glazed window to side. Low level WC. Shower cubicle with Triton electric shower. Door to:

### BEDROOM

6'7" x 9'7" (2.01m x 2.92m)

Window to rear. Vanity wash basin with cupboard storage under. Built in wardrobe. Laminate wood flooring.

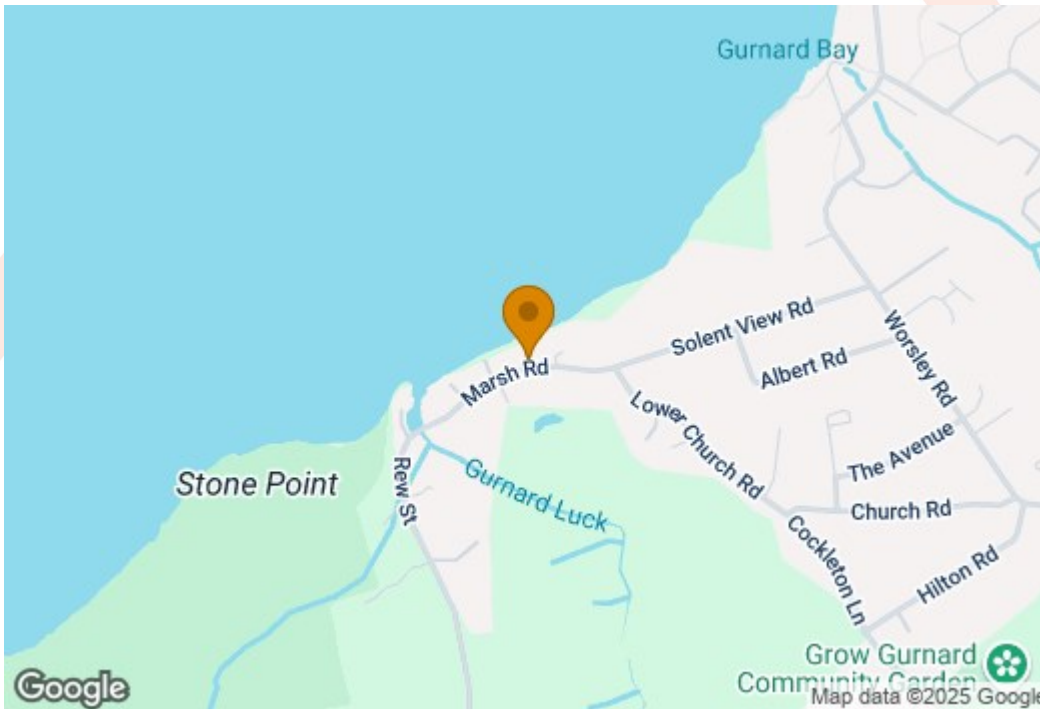
### OUTSIDE

This chalet occupies a plot measuring approximately 19 m depth in total by approximately 7 m width. To the rear of the plot there is an enclosed garden with uninterrupted sea views and car hardstanding. Adjacent to the chalet is a timber workshop with power.

### TENURE

This property is Freehold. Council tax band A.





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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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