

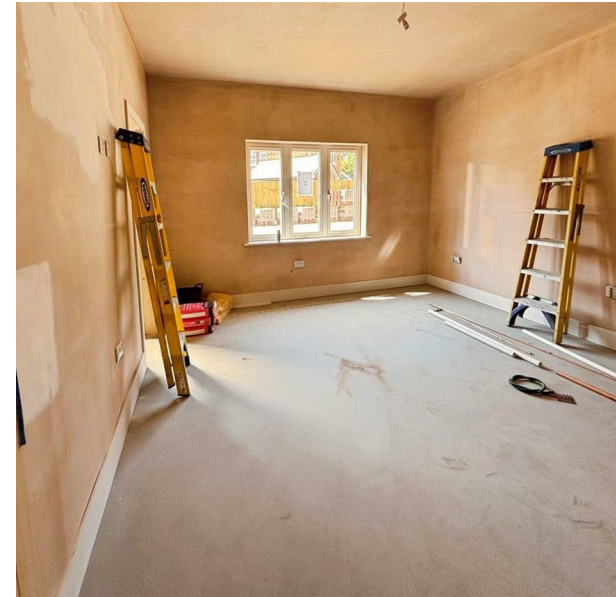
Plot 93, 17 Sunset Drive Meadow View Park, Cowes, Isle of Wight, PO31 7GE

Asking Price £620,000

EPC Rating: Council Tax Band:

**ELLIOTT  
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ESTATE AGENTS & ASSOCIATES

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Classed as an Affordable Housing Unit this property is marketed at 80% of the current market value. To qualify for this purchase, you must fit the specified criteria. For further information please don't hesitate to contact us.

A stunning detached chalet-style home, Plot 93 Meadow View Park, situated in the highly sought-after development. Designed with modern living in mind, this exceptional new build offers futureproof features alongside spacious and versatile accommodation, totalling an impressive 201m<sup>2</sup> of internal space.

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**ROOM SCHEDULE:**

Ground Floor:

Kitchen	3.80m x 3.50m
Dining	6.20m x 3.50m
Lounge	4.00m x 4.70m
Bed 4 / Snug	4.00m x 4.40m
WC	1.80m x 2.80m
Utility	1.80m x 3.50m
Garage	3.70m x 5.90m

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	