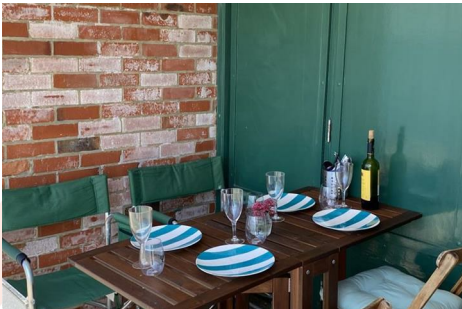
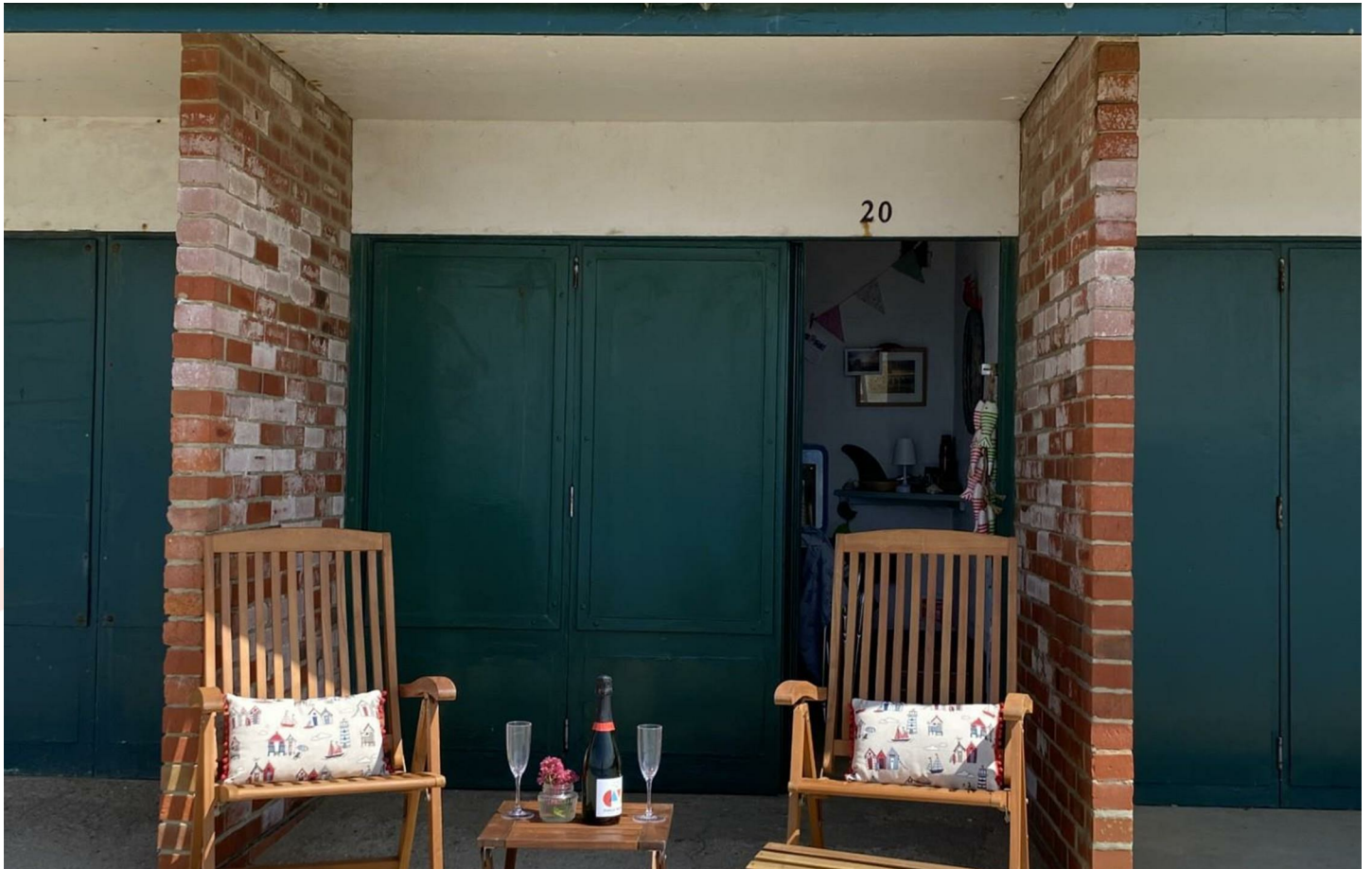




**MARVINS**  
ESTATE AGENTS



## 20 THE BAY SHORE ROAD, COWES, PO31 8LD

PRICE £34,500

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 pitched shingle tiled 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

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)

## 20 THE BAY SHORE ROAD, COWES, ISLE OF WIGHT PO31 8LD

### THE BEACH HUT

6'9" x 7'9" (2.06m x 2.36m)

Lovely secure storage and sitting area opening up to a good size sitting area for alfresco dining. Enjoying panoramic Solent views with a first class seat for the Gurnard sunset.

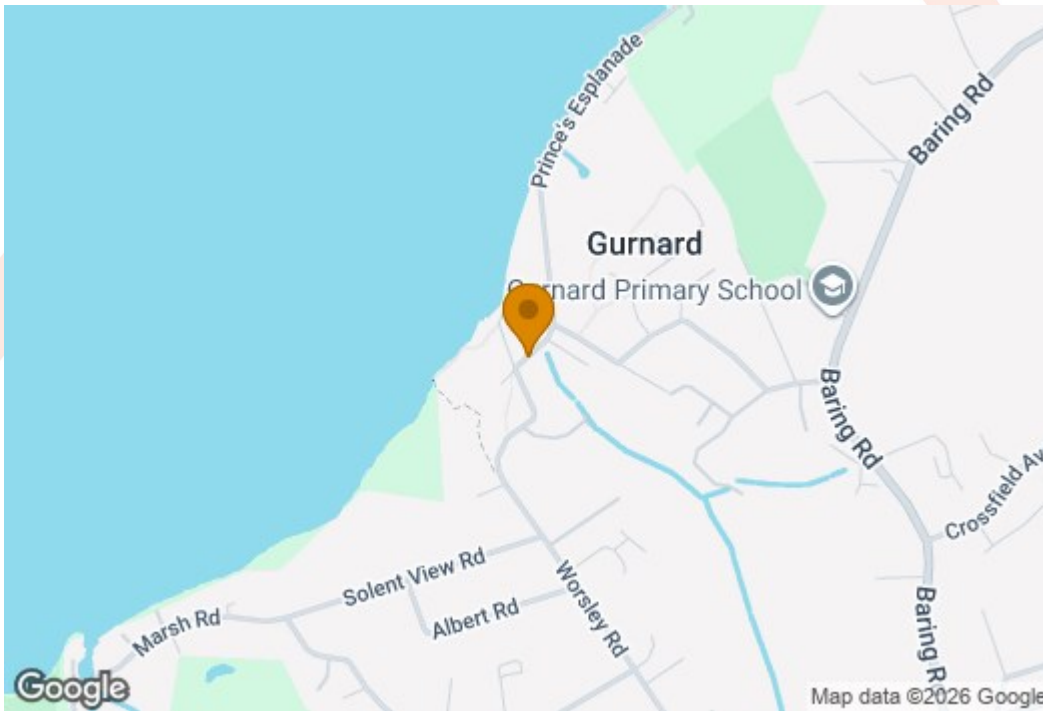
### TENURE


Leasehold . Balance of a 10 year lease from 2019, renewable after 10 year period. Current Ground rent £1,336.66 revised annually on 1 April in line with RPI. Available to both island and non island residents.


### VIEWING

Viewing by appointment





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 

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

### COWES OFFICE

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