



86 Seaview Road, Cowes
£435,000

 **Megan Baker**
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This beautifully styled, light and well appointed family home is set at the top of a modern, well established development, with good access to the local schools and amenities. Its immaculate presentation flows though both floors and the accommodation comprises a pretty sitting room; seaparate dining room; chic kitchen with utility room off; large conservatory and study/fifth bedroom wit an en-suite shower room. Upstairs, there are four bedrooms - with the main bedroom having an en-suite shower room, and the other bedrooms serviced by the smart family bathroom. The home has parking to the front, set to the side of the planted garden, and the enclosed, private and beautifully low maintenance rear garden has gated access to each side. Freehold. Council Tax Band - D. EPC C-73

Smart front entrance door into:

Entrance Hallway:

With beautiful oak flooring which flows through most of the ground floor. Wooden stairs off to first floor with storage under and white panelled doors to:

Sitting Room:

15'0" max x 9'9" (4.58m max x 2.99m)

A lovely bright room in white decor with bay window to front. Opaque multi paned door to:

Dining Room:

9'9" x 8'11" (2.99m x 2.72m)

Set to the rear of the home with a link to the conservatory, this comfortable family dining room is decorated in white with a pretty papered accent panel to one wall. Door to:

Kitchen:

11'7" max x 9'10" max (3.55m max x 3.02m max)

Decorated in pale green with delicate papered accents, the room is fitted with a range of sleek glossy cream

fronted units with chunky brushed chrome bar handles and topped by black granite effect work surfaces which extend to form splashbacks. Integrated Neff double eye-level oven; separate induction hob with extractor hood over. Spaces for fridge/freezer and dishwasher and the dark composite sink is set below the rear window. Opening to:

Utility Room:

6'6" max x 5'2" max (2m max x 1.60m max)

Fitted to match the kitchen with circular stainless steel sink unit; spaces for appliances and external door to garden.

Conservatory:

15'6" x 9'10" (4.73m x 3m)

Of brick and UPVC double glazed construction, featuring an opaque vaulted roof with a vent opener. A lovely bright additional sitting area with double doors opening to the garden.





Study/Bedroom Five:

12'0" x 7'11" (3.66m x 2.42m)

Converted from the garage, this room provides a super, flexible additional bedroom, or could be an ideal study. Window to front; built in storage cupboard and door to:

En-Suite Shower Room:

6'8" max x 5'11" max (2.05m max x 1.56m max)

Fully tiled and fitted with WC; vanity bowl wash hand basin and corner shower enclosure with electric shower. Pretty patterned opaque side window.

Stairs to:

First Floor Landing:

With access to loft; cupboard housing the gas fired boiler and doors to:

Bedroom One:

13'4" x 10'11" (4.08m x 3.08m)

A lovely, bright double bedroom in crisp white with wooden style flooring. Built in double wardrobe; window to front and door to:

En-Suite Shower Room:

6'8" max x 5'11" max (2.05m max x 1.56m max)

In white tiling with coloured decal border and fitted with vanity wash hand basin; WC and shower enclosure. Window to front.

Bedroom Two:

12'5" x 7'11" (3.79m x 2.42m)

Another double bedroom in white decor with built in double wardrobe and window to rear. Smart bespoke built in double bed frame with integrated drawers and boxes - creating clever storage options.

Bedroom Three:

10'3" x 7'11" (3.14m x 2.42m)

In white with window to rear and built in single wardrobe.

Bedroom Four:

8'7" x 7'8" (2.63m x 2.36m)

A smaller double bedroom, currently set up as a study with a stylish built in desk to one wall with fitted shelving above. Window to front.

Bathroom:

6'5" max x 6'1" + ent area (1.97m max x 1.86m + ent area)

With blue tiling and matching decal border, this family bathroom is fitted with a vanity wash hand basin; WC and bath with shower over and glass screen. Opaque side window.

Parking and Front Garden:

To the front of the home is a planted garden set to one side, with a block paved pathway to the front door. The parking area is set to the other side, and gated side access leads to the:

Rear Garden:

A fully enclosed and private garden, designed for low maintenance with attractive patio and gravel. A smart shed sits to one end with a covered entrance area. The gravelled garden extends behind the conservatory where there is a planted bed, and widens out to the other side of the conservatory.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

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Love this property and want to see more?
Call us on **01983 280555**
Email: hello@meganbakerestateagents.com

Pop in for a chat

Megan Baker Estate Agents
128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

Energy Efficiency Rating	
Potential	Current
	73
	82
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.
 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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