

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

Asking Price £620,000

EPC Rating: Council Tax Band:

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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<br>2002/91/EC |           |