



238 Gurnard Pines, Gurnard  
£100,000

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A bright semi detached bungalow situated on the Gurnard Pines site, below the tennis courts and opposite an area of open fields and woodland. The chalet is warmed by gas central heating; has UPVC double glazing and is offered chain free. The open plan living area comprises the well fitted kitchen as well as spaces for seating and dining, all focused to the front of the home, with french doors to the sunny patio at the front. There are two double bedrooms to the rear - one with an en-suite shower room, as well as a separate wet room. The chalet has parking for one car to the side at the front and sits within communal green areas. There is a gymnasium and class studio on site (separate membership is required) as well as a convenient shop and cafe. Leasehold - lease length 99 years from 1/10/2002. Council Tax Band - A. EPC C-71. Current annual Ground Rent £2548.39. Current annual service charge £1071.44

### UPVC double glazed side door into:

#### Living Area:

21'7" max x 14'2" max (6.58m max x 4.32m max)

A large and bright open plan room which benefits from the afternoon sun and which accommodates kitchen; dining and seating areas. Window to front and patio doors which open out to the patio area. The kitchen is arranged in an L-shape to one end of the room, fitted with gloss white fronted units and dark worktops. Integrated oven; hob and concealed extractor hood; washing machine and spaces for other appliances. Wall mounted gas fired boiler. Door to:

#### Inner Hallway:

With handy built in storage cupboard; access to loft and doors to:

#### Bedroom One:

14'7" x 10'5" (4.47m x 3.18m)

A double bedroom in cream decor with window and external door to the rear. Door to:

#### En-suite Shower Room:

8'5" max x 3'9" max (2.57m max x 1.16m max)

With window to side and fitted with white suite of WC; wash hand basin and shower enclosure.





### **Bedroom Two:**

10'7" x 10'7" (3.25m x 3.24m)

A second double bedroom with window to rear.

### **Wet Room:**

7'9" max x 5'9" max (2.37m max x 1.76m max)

Fitted with WC; wash hand basin and walk-in shower area. Tiled in glossy white with blue mosaic decals.

### **Outside:**

The home has a sunny patio to the front as well as a pathway along the side and to the rear.

### **Parking:**

The home has parking for one car at the front of the property.

### **Site Facilities:**

The whole site is set within leafy communal green areas, maintained by the site. There is a cafe; convenience store and also a gymnasium and class studio - which requires separate membership. No dogs are allowed on site unless they are registered assistance dogs.

### **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](mailto:hello@meganbakerestateagents.com)



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 Love this property and want to see more?



Energy Efficiency Rating		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			
Potential	78	Current	71

Where every attempt has been made to ensure the accuracy of the figures contained there, measurements of buildings, rooms and other things are approximate and no responsibility is taken for any errors or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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