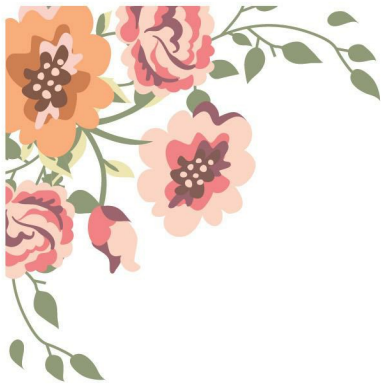




116, York Avenue

East Cowes, Isle of Wight PO32 6QH

£450,000
FREEHOLD



A substantial chain-free five-bedroom detached home with a flowing floorplan, elegant interiors, landscaped gardens, lovely views, superb parking and a detached double garage.

- Substantial five-bedroom detached family home
- Beautifully presented and exceptionally well maintained
- Substantial detached double garage/workshop
- Three reception areas, plus a spacious conservatory
- Fabulous landscaped gardens with Solent views
- Offered for sale chain free and ready to move into
- Large driveway and additional gated parking
- Magnificent kitchen overlooking the garden
- Primary suite with walk-in wardrobe and ensuite
- Schools, amenities and mainland links on the doorstep

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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116 York Avenue is a particularly impressive detached family home, set back within a quiet, tree-lined cul-de-sac and offering a level of space, finish and practicality rarely found so close to the amenities of East Cowes. Beautifully presented throughout, the property has clearly been cared for and improved with great attention to detail, creating a home that feels both substantial and refined. The accommodation extends to over 2000 sq ft and is arranged with a wonderfully flowing layout, including a large kitchen, generous lounge/diner, separate snug, conservatory, five bedrooms, two bathrooms and a ground floor cloakroom. Outside, the property continues to impress, with a wide driveway, additional gated parking suitable for a motorhome or boat, a detached double garage and glorious landscaped gardens with mature planting, a block paved terrace, raised gravel seating area and an unexpectedly lovely view across the rooftops of East Cowes to the Solent beyond. Offered chain free and ready to move into, this is a premium-feeling home in a highly convenient position.

York Avenue is a grand residential road leading through East Cowes, with this home occupying a tucked-away position within a quiet residential cul-de-sac set back from the road. The location is particularly convenient for the town's excellent range of everyday amenities, including a Waitrose supermarket, independent shops, cafés, restaurants and local schooling. East Cowes also offers a quiet shingle and sand beach, with attractive views across the Solent towards Cowes Marina, while the esplanade provides an adventure playground, paddling pool, café and wooded walks. The Red Funnel car ferry service to Southampton is close by, with a high-speed service departing from nearby West Cowes, making the area especially practical for mainland travel. Southern Vectis bus routes connect the town with Ryde, Newport and the wider Island.

Welcome to 116 York Avenue

The frontage immediately sets the tone, with ample parking, a façade that blends smart red-brick, crisp white render and coastal blue cladding, and an attractive covered porch and well-kept garden which soften the approach. To the side, gated access leads through to further parking, the detached double garage and the rear garden, creating superb space for vehicles, a motorhome, boat or additional storage.

Porch

A useful enclosed porch provides a practical first point of entry, with glazed detailing to the front door and space for coats and shoes before entering the main hallway. A door provides access to the ground floor cloakroom.

Cloakroom

The ground floor cloakroom is smartly presented, fitted with a WC and vanity wash basin, and finished in a light, neutral scheme.

Entrance Hall

The entrance hall is generous and welcoming, finished in soft neutral tones with a warm, well-maintained feel. The layout immediately gives a sense of the home's proportions, with access to the principal ground floor rooms, staircase, and a fantastic space with built-in storage and space for seating.

Snug

Positioned to the front of the house, the snug is a comfortable additional reception room with a calm, elegant feel. A feature fireplace creates a focal point, while the room's separation from the main living space makes it ideal as a quiet sitting room, reading room or more private evening retreat. A door connects to the kitchen.

Kitchen

The kitchen is a magnificent space, thoughtfully arranged across two connected areas and finished to a high standard with sleek white cabinetry, contrasting black tiled splashbacks, integrated appliances, generous work surfaces and recessed lighting. The room feels light, bright and highly practical, with ample preparation space, room for a breakfast island or informal seating, and direct access to the garden, making it a sociable hub for family life.



Lounge/Diner

The lounge/dining area is an elegant and versatile open-plan space, offering excellent room for both formal dining and relaxed seating. Soft neutral décor, quality carpeting and wide openings between the areas create a natural sense of flow, while glazed doors lead through to the conservatory, drawing the garden into the main living accommodation.

Conservatory

The large conservatory is a lovely addition, enjoying a bright outlook over the garden. With doors opening directly outside, it provides a tranquil year-round sitting area and a natural link between the house and garden.

First-Floor Landing

The first floor landing is light, spacious and well arranged, with doors to all five bedrooms and the family bathroom. The soft neutral finish continues, adding to the cohesive, carefully maintained feel of the home.

Bedroom One

Bedroom one is a substantial principal bedroom with excellent proportions, fitted wardrobes and a calm, refined decorative scheme. The room also benefits from a walk-in wardrobe and private ensuite, creating a complete primary suite.

Walk-in Wardrobe

The walk-in wardrobe provides useful dedicated storage, and is also home to the combi-boiler.

Ensuite

The ensuite is finished in a contemporary neutral style and includes a bath with shower over, combination WC and vanity basin, with attractive tiling, a heated towel rail and plenty of natural light.

Bedroom Two

Bedroom two is a good-size double bedroom, light and well presented, with space for freestanding furniture and a pleasant outlook.

Bedroom Three

Bedroom three is another comfortable double bedroom, currently arranged with soft, restful décor and a bright outlook towards the sea.

Bedroom Four

Bedroom four is a versatile bedroom that would work equally well as a child's room, guest room or home office, depending on requirements.

Bedroom Five

Bedroom five is currently used as a study, with fitted storage and a lovely outlook towards the Solent. It offers excellent flexibility for home working, nursery use or occasional guest accommodation.

Family Bathroom

The family bathroom is beautifully finished with contemporary tiling, a curved glass shower enclosure, vanity basin, WC and heated towel rail, creating a stylish and practical bathroom.

Gardens

The gardens are a real highlight, beautifully landscaped and maintained with care. A block paved terrace sits immediately behind the house, creating a practical outdoor dining and entertaining area beside the conservatory. Beyond this, a well-kept lawn is framed by mature trees, palms and colourful, established planting, with a raised gravel seating area positioned to enjoy the sunshine and the far-reaching outlook across East Cowes to the Solent.



Driveway, Parking and Garage

To the front, the property benefits from a generous gravel driveway, while gated side access leads to a further block paved parking area, ideal for a motorhome, boat or additional vehicles. The detached double garage is substantial, providing excellent storage, workshop space or secure parking.

In Summary

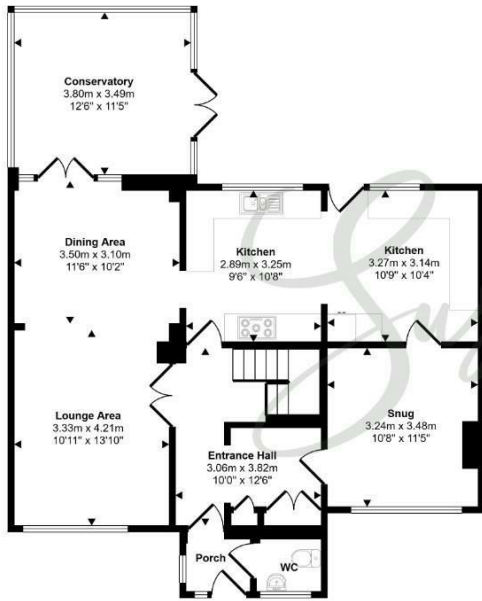
116 York Avenue is a beautifully presented, exceptionally well-maintained and notably substantial detached family home, offering versatile accommodation, elegant interiors, generous parking, a detached double garage and landscaped gardens with a surprisingly impressive Solent outlook. Chain free and ready to move into, it is a home that feels carefully finished, highly practical and quietly elevated throughout. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

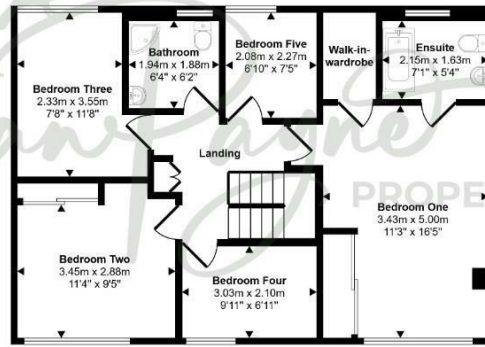
Tenure: Freehold | Council Tax Band: E (Approx £3086.06) | Services: Mains water, gas, electricity and drainage



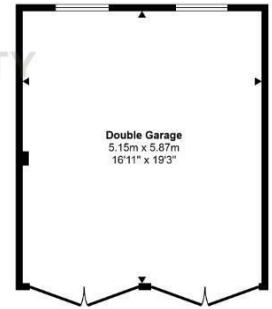
Approx Gross Internal Area
192 sq m / 2069 sq ft



Ground Floor
Approx 90 sq m / 964 sq ft

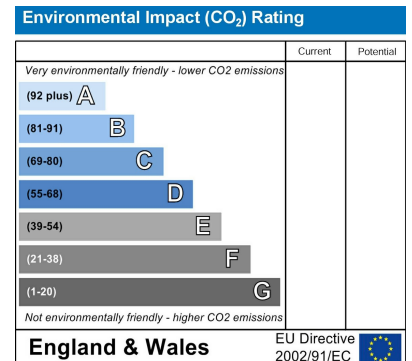
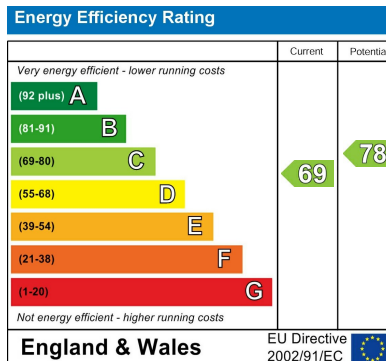


First Floor
Approx 72 sq m / 778 sq ft



Double Garage
Approx 30 sq m / 326 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agent Notes:

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