



**£199,950**

22 Medina Park, Folly Lane, East Cowes, Isle of Wight, PO32 6NE





Nestled on Folly Lane in the charming area of Whippingham, this immaculate detached park home offers a delightful living experience for those aged over 50. The property boasts a spacious layout, featuring two well-appointed bedrooms and two modern bathrooms, ensuring comfort and convenience for its residents. The modern kitchen completes this wonderful home.

As you enter, you are welcomed into a bright reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The property is designed with a focus on easy living, making it an ideal choice for those seeking a peaceful retreat.

The bungalow is set within a fully residential site, providing a sense of community while maintaining privacy. The outdoor space is equally impressive, with a private garden that offers a tranquil setting for enjoying the outdoors. Additionally, the property includes parking for two vehicles, ensuring that you and your guests have ample space.

This 40ft x 20ft static park home is not only well-maintained but also presents an opportunity for a comfortable lifestyle in a picturesque location. With its immaculate condition and thoughtful design, this park home is a perfect choice for those looking to downsize or enjoy a serene living environment. Don't miss the chance to make this lovely property your new home.

**Hallway**

**Lounge/ Dining Room**

**Kitchen**

**Bedroom 1**

**Bedroom 2**

**Bathroom**

**En-Suite**

**Outside**

Easily maintained wrap around garden laid to decorative gravel with metal storage sheds. The property also boasts a raised balcony to enjoy the views over the communal green areas.

**Parking**

To the front of the property there are two parking spaces.

**Services**

Mains Gas, Water and Electric.

**Council Tax**

Band A

**Additional Information**

Leasehold with Indefinite Lease

Site Fee's - £226.33 per month

Sewarage Charge - £15.14 per month

10% is payable back to the site owners on re sale.

19'2" x 18'6"

9'9" x 9'0"

9'6" x 9'3"

9'2" x 9'7"

7'2" x 5'6"

5'8" x 5'3"





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

**wright**  
 estate agency