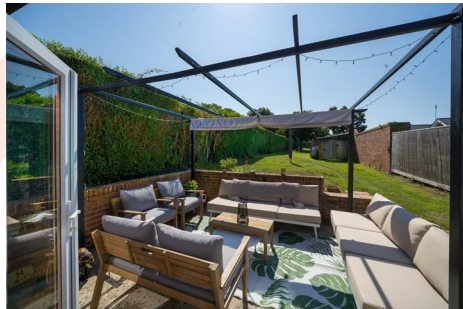




MARVINS
ESTATE AGENTS



57 HILTON ROAD, GURNARD, PO31 8JB

ASKING PRICE £550,000

Charming 3/4 Bedroom Family Home in the heart of Gurnard. Positioned at the bottom of Hilton Road, just moments from the shore and the village, this delightful 3/4 bedroom detached house exudes character and offers surprisingly spacious accommodation throughout. The property has been thoughtfully extended at the rear, creating a bright and airy kitchen/diner that flows seamlessly onto a sun-soaked terrace — perfect for entertaining or relaxing with the family. The ground floor boasts generously proportioned rooms, ideal for everyday family life, while the long rear garden laid to lawn provides ample space for outdoor activities. Off-street parking is available to the front for convenience. Upstairs, the master bedroom enjoys super Solent views, adding a touch of coastal charm to this already appealing home. With its blend of character, practical family living, and a prime location close to both village amenities and the water, this property represents a great opportunity in Gurnard.

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57 HILTON ROAD, GURNARD, ISLE OF WIGHT PO31 8JB

Front Door to Porch

Door to Entrance Hall with Radiator and stairs off.

RECEPTION ROOM/BEDROOM 4

13'7" x 12' (4.14m x 3.66m)

Bay window. Radiator. Fireplace. A versatile room which lends itself to either a Reception Room or Bedroom 4.

LOUNGE

16'11" x 12' (5.16m x 3.66m)

Radiator. Side aspect. Wood burner. Rear Hallway.

DINING ROOM/SNUG

16'11" x 11'11" (5.16m x 3.63m)

Semi open-plan, this room also offers versatility working either as a Dining Room or perhaps a 'Snug' area. Radiator. Cupboard.

Inner Lobby and Utility Area with door off to outside. Radiator. Plumbing for washing machine.

SHOWER ROOM

With a tasteful contemporary suite including large shower cubicle, vanity unit with inset hand basin, WC and heated towel rail.

KITCHEN/BREAKFAST ROOM

16'8" x 13'10" (5.08m x 4.22m)

The heart of the home. A super bright space with double doors opening on to the outside terrace. The Kitchen is a contemporary design and features a comprehensive range of light coloured units including an island with a 5 ring gas hob. There is a fitted double oven and an integrated dishwasher. Radiator.

FIRST FLOOR LANDING

Radiator. Access to loft space.

BATHROOM

Comprising panelled bath, WC and pedestal hand basin. Heated towel rail.

BEDROOM TWO

12' x 12' (3.66m x 3.66m)

Rear aspect. Radiator. Cupboard.

BEDROOM THREE

10'10" x 8'11" (3.30m x 2.72m)

Side aspect. Radiator.

BEDROOM ONE

13'7" x 12' (4.14m x 3.66m)

Bay window. Super views towards the Solent. Radiator.

OUTSIDE

There is a convenient hardstanding to the front for parking. A wide side access takes you to the rear garden. Certainly a feature of the property is the long rear garden which is laid mainly to lawn, making it very family friendly. A super terraced patio lies off the rear of the property perfectly positioned to take advantage of the garden views. A large workshop/shed is also included.

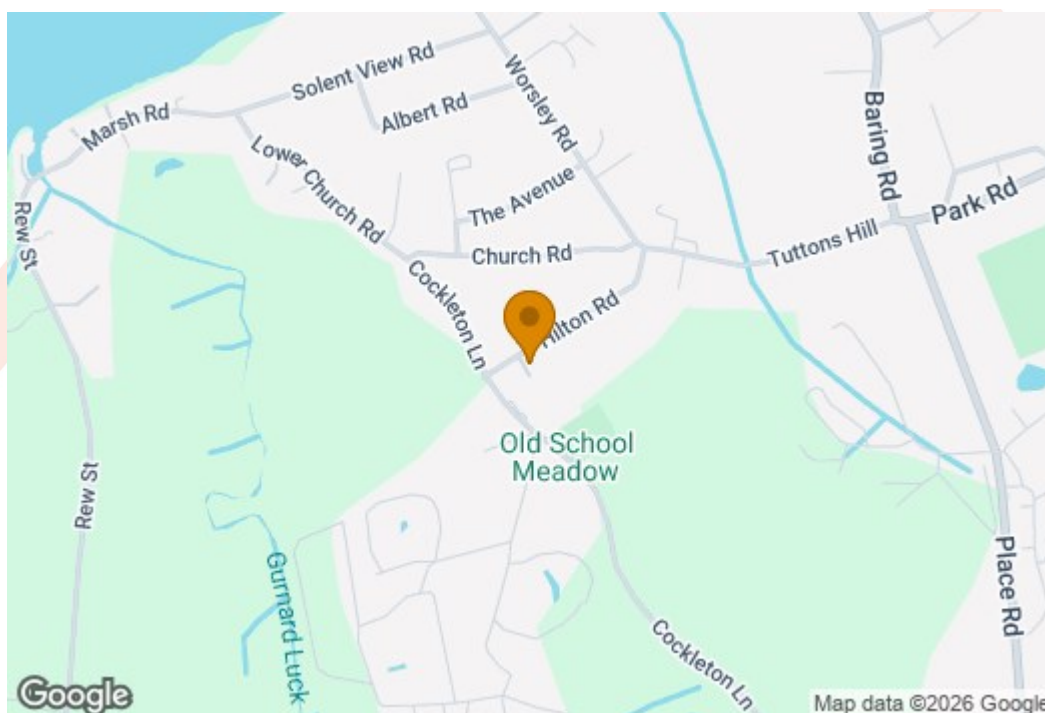
TENURE

This property is Freehold. Council tax band D.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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