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wright
estate agency

Offers Invited £335,000

66 Sylvan Avenue, East Cowes, Isle of Wight, PO32 6QS

CHAIN FREE!! Set in an elevated position of Sylvan Avenue, East Cowes, this charming detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three/ four well-proportioned bedrooms and modern bathroom, this property is designed to accommodate the needs of family living.

Upon entering, you are welcomed by a newly decorated hallway which leads to the inviting reception rooms, perfect for both relaxation, entertaining or study/ snug area. The extended layout enhances the sense of space, allowing for a versatile living environment that can adapt to your family's lifestyle. There is also a lovely kitchen with ample units and additional ground floor shower room wc.

The good-sized garden offers a delightful outdoor retreat, ideal for children to play or for hosting summer gatherings. Parking is a breeze with off-road space available for up to four vehicles on a recently upgraded driveway, ensuring convenience for family and guests alike. The location is particularly advantageous, being in close proximity to local schools, medical facilities, and the vibrant town centre, as well as the picturesque seafront.

This property truly embodies the essence of a perfect family home, combining comfort, space, and a prime location. Do not miss the chance to make this delightful house your new home.

The coastal resort of East Cowes has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.

Hallway	
Lounge Area	15'8" x 12'8"
Dining Room/ Snug	24'8" x 7'7"
Ground Floor Shower Room	5'8" x 4'5"
Kitchen	13'8" x 9'1"
First Floor - Landing	
Bedroom 1	12'9" x 8'11"
Bedroom 2	8'10" x 7'11"
Bedroom 3	8'4" x 7'0"
Bedroom 4/ Dressing Room	8'3" x 6'10"
Bathroom	6'4" x 6'2"

Outside
The rear garden is a real delight, it has a stunning patio area with awning and small steps leading up to the lawn area. The slightly raised lawn area benefits from fruit trees, mature shrubs and decorative bark.

Parking
To the front of the property there is a recently laid block paved driveway providing off road parking for several cars. There is also a garage which has been reduced in size to allow for the ground floor shower room. The garage still provides ample storage and has power and light

Council Tax
Band D

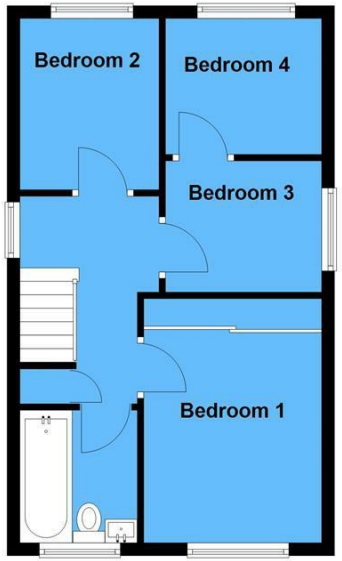
Tenure
Freehold

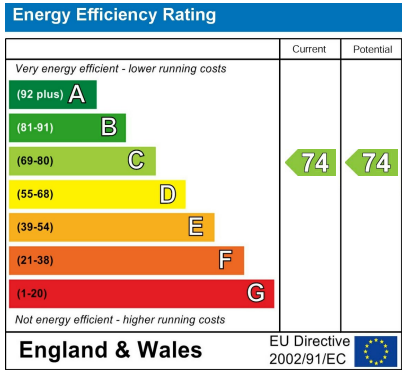
Services
Mains water, drainage, gas and electric

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor

First Floor





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.

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