



**£205,000**

36 Kingslea Park, East Cowes, PO32 6JW



Set in the quiet cul-de-sac of Kingslea Park, East Cowes, this charming semi-detached house presents an ideal opportunity for first-time buyers. With two well-proportioned reception rooms, the property offers ample space for both relaxation and entertaining. The two bedrooms are comfortably sized, providing a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve the household. The kitchen with access to the garden completes this lovely home. The property has had a new boiler fitted in December 2025

One of the standout features of this home is the parking provision for two vehicles, ensuring that you will never have to worry about finding a space. The front and rear gardens add to the appeal, offering a delightful outdoor space for gardening, play, or simply enjoying the fresh air.

The location is particularly advantageous, being in close proximity to local schools, making it an excellent choice for families. The quiet surroundings of the cul-de-sac enhance the sense of community and provide a safe environment for children to play.

This property is not just a house; it is a place where you can create lasting memories. With its combination of comfort, convenience, and charm, this semi-detached home in Kingslea Park is a wonderful opportunity that should not be missed.

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 half a mile away.

<b>Hallway</b>	5'1" x 4'4"
<b>Lounge</b>	15'2" x 11'2"
<b>Dining Room</b>	8'10" x 8'2"
<b>Kitchen</b>	9'2" x 6'6"
<b>First Floor - Landing</b>	
<b>Bedroom 1</b>	11'8" x 10'3"
<b>Bedroom 2</b>	9'8" x 8'3"
<b>Bathroom</b>	6'5" x 5'5"

#### **Parking**

To the side of the property is the driveway which provides off road parking for two cars.

#### **Garden**

The front garden is laid to lawn with gated access to the side. The rear garden is arranged over two levels. It is low maintenance with shed and shrubs.

#### **Tenure**

Freehold

#### **Council Tax**

Band B

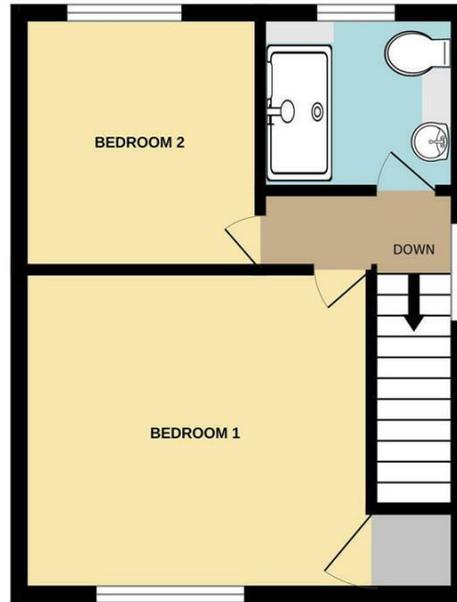
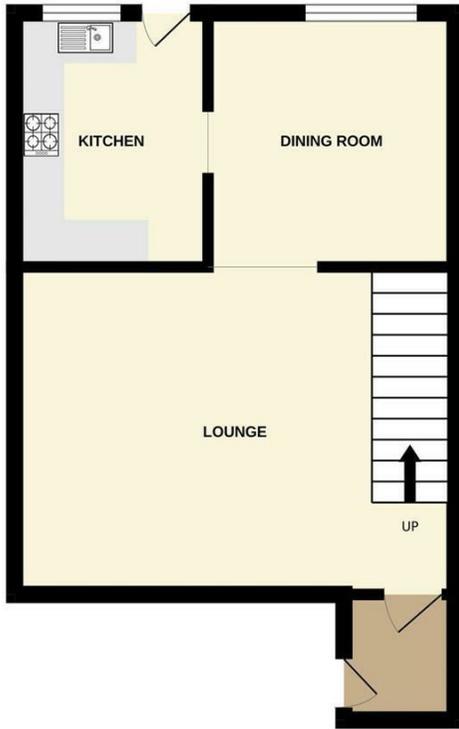
#### **Services**

Mains water, drainage, electric and gas

#### **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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	70	79
<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.

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