



£75,000

Sunrise, Waverley Park Old Road, East Cowes, Isle of Wight, PO32 6AW





Nestled in the charming area of Waverley Park, East Cowes, this delightful detached park home presents a rare opportunity for those aged over 55 to acquire a lovely permanent residence. With two well-proportioned bedrooms and a comfortable reception room with sea views, this property offers a perfect blend of space and functionality, ideal for relaxed living.

The bungalow boasts a private garden, providing a serene outdoor space where you can enjoy the fresh air and perhaps indulge in gardening. There is also potential for parking, adding to the convenience of this lovely home. Being chain-free, the process of moving in can be smooth and straightforward, allowing you to settle in without delay.

Location is key, and this property does not disappoint. It is situated close to the seafront, offering picturesque views and leisurely walks along the coast. Additionally, essential amenities such as doctors' services and a Waitrose supermarket are within easy reach, ensuring that your daily needs are met with ease.

For pet lovers, this bungalow allows for one dog, making it a perfect choice for those who wish to enjoy the companionship of a furry friend.

In summary, this charming park home on Old Road is an excellent opportunity for those seeking a peaceful lifestyle in a vibrant community. With its desirable location and appealing features, it is sure to attract interest. Do not miss the chance to make this delightful bungalow your new home.



Porch	10'8" x 3'4"
Lounge	11'8" x 9'10"
Kitchen/ Diner	10'2" x 9'8"
Bedroom 1	9'8" x 8'6"
Bedroom 2	6'2" x 4'11"
Bathroom	6'5" x 5'11"

Outside

The side garden is mainly laid to lawn with pond, this area could be easily converted back to a driveway to provide off road parking. The rear garden has two timber sheds, patios and a great selection of mature shrubs.

Council Tax
Band A

Additional Notes

Unlimited Lease
Ground Rent - £150 per month
Electricity paid via site office
Gas is LPG
Must be Permanent Residence

Services

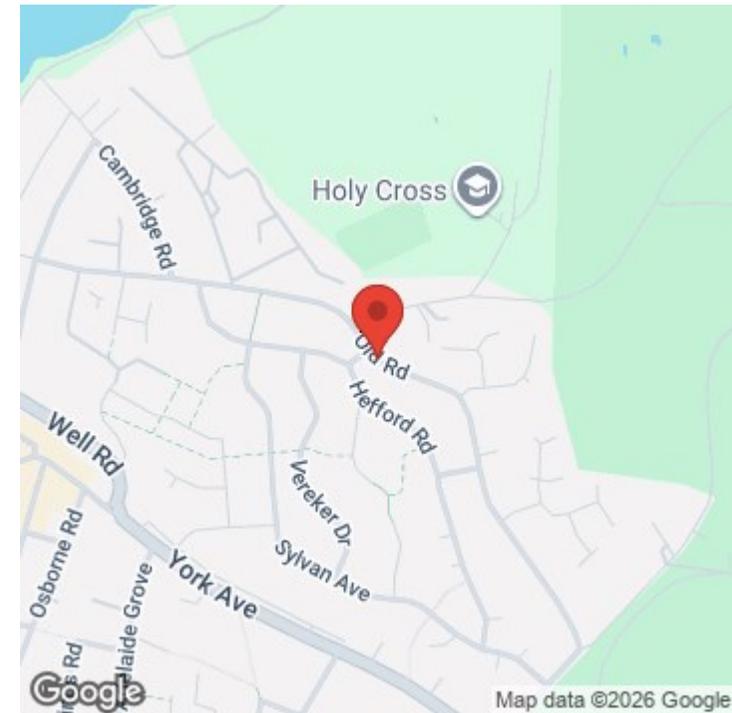
Unconfirmed gas, electric, telephone, mains water and drainage.

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) 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		
England & Wales	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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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