



£285,000

12 Sylvan Avenue, East Cowes, Isle of Wight, PO32 6PT





Set in an elevated and desirable area of Sylvan Avenue, East Cowes, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With two well-proportioned bedrooms, this property is ideal for couples, or individuals looking for a peaceful retreat.

The bungalow boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home and modern kitchen with ample units. The well-maintained bathroom adds to the property's appeal, ensuring that all essential amenities are readily available.

One of the standout features of this home is its lovely garden, providing a serene outdoor space for relaxation or gardening enthusiasts. Additionally, the property offers off-road parking for up to three cars, a significant advantage in this sought-after area.

Convenience is key, as the bungalow is located close to local amenities, including a doctor's surgery and Waitrose, making daily errands a breeze. Furthermore, the seafront is just a short distance away, allowing for leisurely strolls along the coast and the enjoyment of the beautiful surroundings.

This property is offered chain free, making it an attractive option for those looking to move in without delay. With its prime location and delightful features, this bungalow is a must-see for anyone seeking a new home in East Cowes.

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/ Diner	21'9" x 11'11"
Kitchen	11'5" x 7'11"
Bedroom 1	10'11" x 10'0"
Bedroom 2	10'0" x 8'5"
Bathroom	7'4" x 6'0"

Outside
The front garden is laid to lawn with pathway leading to the front door. There is also gated access to the side. The rear garden is mainly laid to lawn with shrubs, patio area and timber storage shed.

Parking
To the front of the property there is a driveway providing off road parking for three cars.

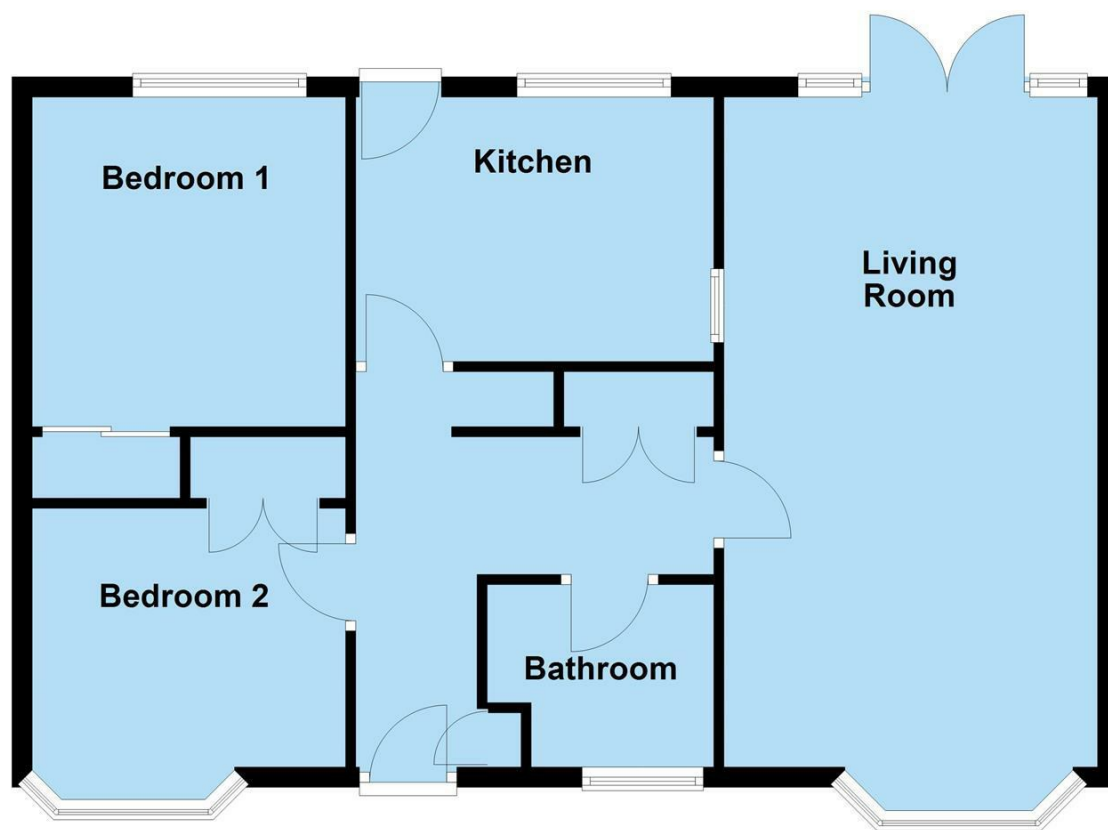
Tenure
Freehold

Council Tax
Band C

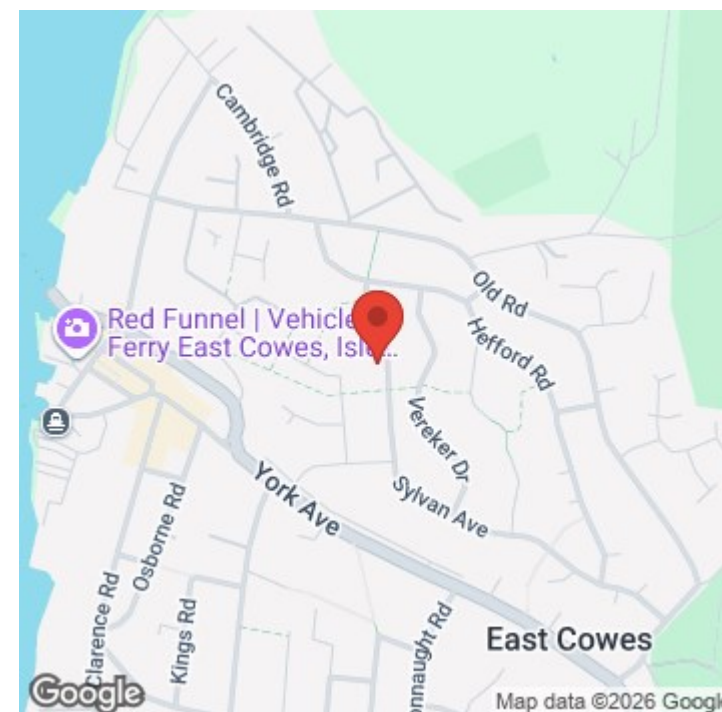
Services
Mains drainage, water, gas and electric

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

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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