

McCarthy  
& BOOKER



48 Seaview Road, Cowes, Isle of Wight, PO31 7UQ

**Guide Price £400,000**



A detached four bedroom perfectly presented home within a popular location in Cowes. With a separate sitting room, large conservatory and established rear garden this lovely home also has off road parking for two vehicles.

#### [An extremely well presented detached home](#)

Located on the very popular Westbury estate, within a short walk to the centre of Cowes, this four bedroomed home has a separate sitting room, large conservatory and family bathroom. There is a downstairs bedroom and additionally three first floor bedrooms - one ensuite. Along with a private rear garden and two off road parking spaces this lovely home is perfectly presented and ready to move into.

#### [Interior](#)

Rustic cream tiles flow through the ground floor including the hallway, bedroom, kitchen and conservatory and the decor throughout is in soft and neutral tones.

#### [Ground Floor:](#)

The bright and light hallway leads to a convenient cloakroom as well as having cleverly concealed meter cupboards. There is a double bedroom with a bay window which could make a great playroom or formal dining area.

Entering into the long sitting room which is dual aspect and has a white feature fireplace and mantelpiece with an electric 'log burner' within. This relaxing room has double patio doors that lead directly into the garden. The kitchen has cream coloured 'Shaker' style wall and base units, topped with an oak worksurface. There is space and plumbing for a washing machine, dishwasher and tall fridge freezer, with an integrated four gas ring hob and double oven. Double doors open to the spacious conservatory with its bespoke bamboo blinds and looks out on three sides to the very well maintained garden.

#### [First Floor:](#)

The large landing, with access to the loft, leads off to an airing cupboard, three bedrooms and a family bathroom.

The principal double bedroom has built in double wardrobes and an ensuite shower room, the second double bedroom also has built in wardrobes and overlooks the front of the property. The single bedroom would also make an excellent office or study. The modern bathroom has tiled flooring, a bath with an over head shower, basin and wc.



### Exterior

The wide block paved driveway has space for two vehicles and a side passageway to the rear garden.

This rear outside space is the width of the house with mature plants and shrubs dotted throughout and two paved seating areas, a lovely quiet area to sit and enjoy the garden. There is also a garden store within this peaceful spot.

### Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

### Further Information

Tenure: Freehold

EPC: D

Council tax band: D

Double glazed throughout

Mains water, gas, electricity and sewerage

Broadband max predicted: Download 1800mbps Upload 900 mbps



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

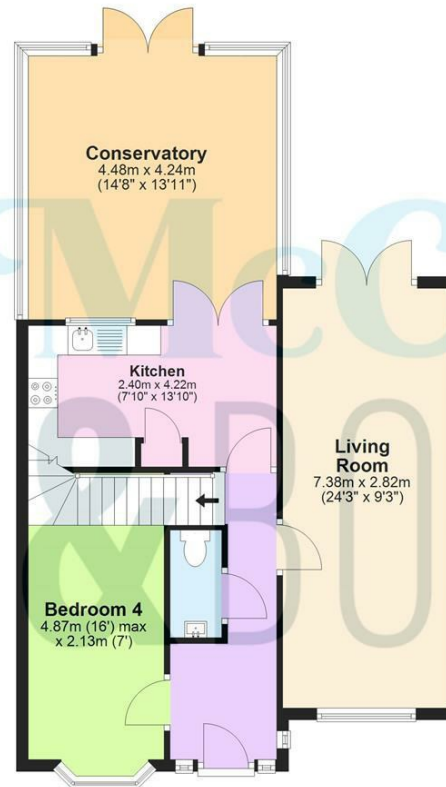
## Disclaimer

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

## Ground Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 116.2 sq. metres (1250.9 sq. feet)

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