44 Seaview Road, Cowes, PO31 7UY

Guide Price £289,000

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McCarthy & BOOKER

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A very well presented three bedroom home, located within the popular Westbury Estate and is ready to move into. Along with a sunny reception room, kitchen/diner and family bathroom this home has off road parking, a garage and private garden.

A very well presented three bedroom home

Located on the ever-popular Westbury Estate, within easy reach of local amenities, schools and parks, this light and welcoming home offers well-balanced accommodation ideally suited to first-time buyers, families, or those looking to downsize to a manageable yet comfortable property. Beautifully presented in neutral tones throughout, the property is ready to move straight into and offers a practical layout combined with a bright and sunny feel that flows effortlessly from room to room.

Interior

Ground Floor:

The bright hallway has the staircase ahead and a convenient cloakroom which has the bonus of hanging space for outdoor clothes and storage for shoes. A very practical and useful addition for day to day living.

The lightness flows through to the sitting room, which is a generous size, and onto the kitchen/diner. This well appointed room has a range of grey wall and base units with an integrated four ring gas hob and oven and space/plumbing for a washing machine, dishwasher and tall fridge/freezer. The dining area, that fits a family table, looks out through double doors to the garden.

First Floor:

On this floor are three bedrooms and a family bathroom.

All rooms lead from the airy hallway that has a large storage cupboard housing the gas boiler. The modern bathroom is complete with a bath and overhead shower, wc and basin and is partly tiled in white 'metro' tiles. At the rear, overlooking the garden are two bedrooms, one a single and the other a double that has a built in wardrobe. At the fore is a further double bedroom with built in storage space offering flexible accommodation for a growing family, guests or working from home.

Exterior

At the front is a low maintenance grassed area with a side gate leading to the rear garden.

This is another easily managed outside space with an extended patio giving room for outside relaxing and al fresco dining, raised flower beds and mature shrubs and trees. This quiet and peaceful area is bathed in sun for most of the day. Beyond the garden wall is a garage that has power and light and off road parking for two vehicles.

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: C
Council tax band: C
Double glazed throughout
Mains water, sewerage, electricity and gas
Loft has a ladder access and is partially boarded
Broadband max predicted: Download 1800 mbps Upload 900 mbps
Gas central heating from the Gloworm boiler

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

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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.

Total area: approx. 73.3 sq. metres (789.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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