

42 Woodvale Road, Cowes, PO31 8EE

Guide Price £485,000

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McCarthy & BOOKER

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A spacious and versatile coastal home in a highly sought-after Gurnard location, with sea views, flexible accommodation and excellent potential to improve. CHAIN FREE!!

A deceptively spacious detached home

A seaside home in a fabulous coastal setting, just a short stroll from Gurnard Green and Bay, Gurnard Sailing Club and the Esplanade. Offering flexible accommodation arranged over two floors, this spacious property is particularly well suited to multi-generational living, giving everyone their own space while retaining plenty of room to come together.

The accommodation includes three double bedrooms, two bathrooms, two reception areas, a kitchen and a lovely west-facing balcony with views towards the sea. The lower ground floor adds further flexibility and could work equally well for extended family, guests, teenagers or those looking for a degree of separation within the home.

With the beach and sailing on the doorstep and Cowes within easy reach, this is a home in a sought after location with potential to improve.

Interior

A covered storm porch leads into a reception hall, with stairs descending to the lower ground floor and access to the main living accommodation.

The kitchen is fitted with a range of base and wall units, integrated cooker and space and plumbing for additional appliances.

The main sitting room is an L-shaped space, generous in proportion and filled with natural light from a picture window. Also from here, sliding patio doors lead directly onto the west-facing balcony, creating a wonderful spot to sit and enjoy the sea views and evening sunsets.

This floor also has two comfortable double bedrooms, one enjoying a rear aspect and the other positioned to the front of the property. A bathroom completes this level, fitted with a bath and shower over, WC and wash hand basin.

The lower ground floor provides much potential to create further additional living area and is where the property's flexibility really comes into its own. Currently, a large open-plan reception room, incorporates a useful kitchenette area and could provide an excellent space for independent living, entertaining or accommodating family and guests. There is also useful under-stairs cupboard and a large area set back for storage.

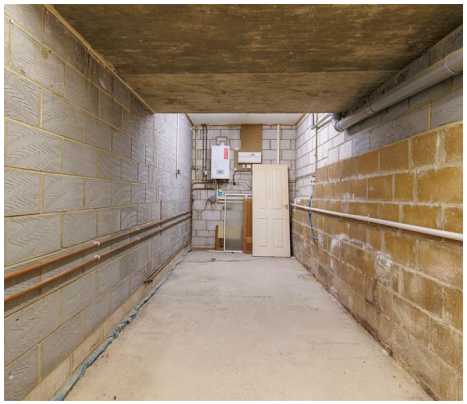
The bedroom on this level is a generous double with plenty of space for furniture and storage, together with its own en-suite bathroom. T

NOTE: The store area would benefit from 'tanking' and further refurbishment.











Exterior

The property is approached via a fenced front garden, laid mainly to lawn with established planting, creating an attractive and private approach to the house.

To the rear, a private drive that is accessible for only a few properties, provides access to off-street parking and leads through to the rear of the property and the garage. There is a grassed area, which, which some thought and landscaping could provide more space for outdoor dining and entertaining,

Gurnard

Gurnard is a much-loved coastal village, renowned for its beach and iconic row of green beach huts, sailing community and wonderful views across the Solent , as well as the legendary Gurnard sunsets. Gurnard Bay is just a short stroll away, along with the Woodvale Hotel and pub, sailing club and Gurnard Press cafe, Village hall, Church and local convenience store. There are also many excellent walks in and around Gurnard, and a popular Village Meadow- a green space where villagers can get together to grow produce or exercise their dogs

The Cowes Esplanade is also within easy reach, offering a lovely coastal route into Cowes and its array of independent shops, restaurants, cafés and yacht clubs. For those who enjoy sailing, walking, beach life or simply being close to the water, this is a particularly special part of the island.

Further Information

Tenure: Freehold
EPC: D
Council tax band: E
Double glazed throughout
Mains water, gas, electricity and sewerage
Broadband max predicted: Download 1800 mbps Upload 900 mbps
Gas central heating





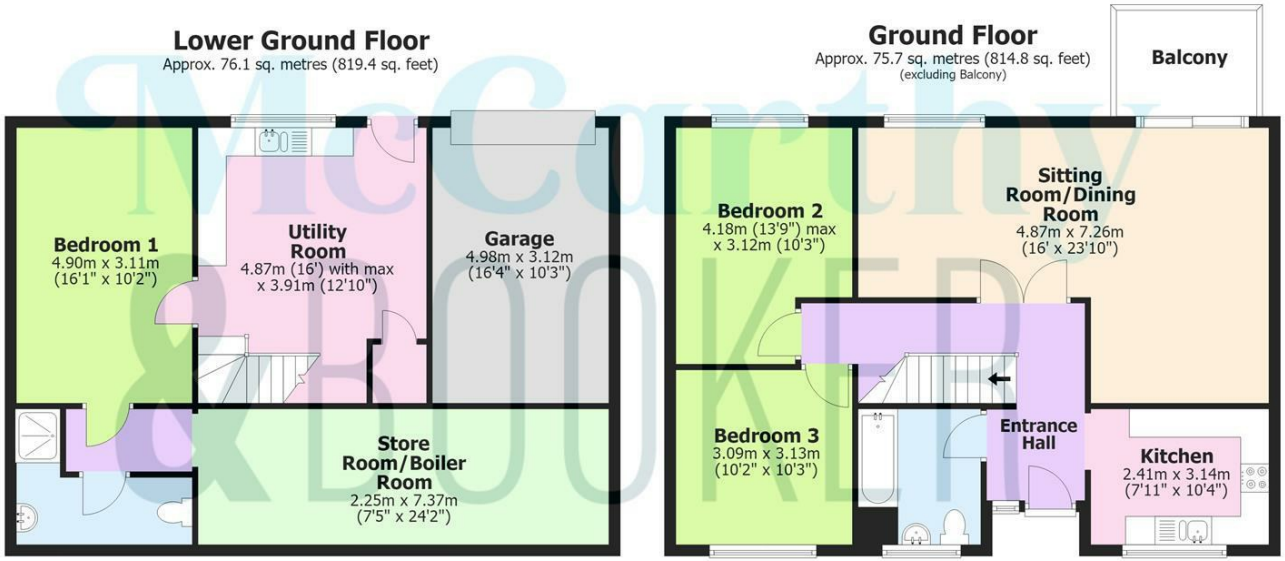
Viewing

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. 151.8 sq. metres (1634.2 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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