



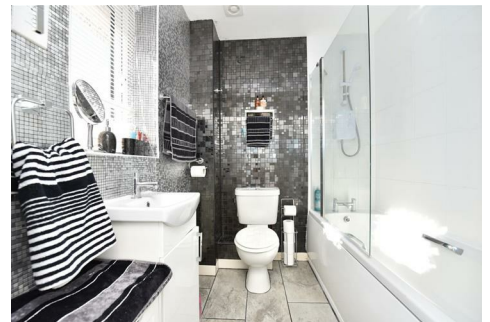
PROUDLY PRESENT FOR SALE

9a, Brinton Close

East Cowes, PO32 6GH



£110,000
LEASEHOLD



Set within a peaceful position, this contemporary one-bedroom coach house apartment comes complete with allocated off-road parking and is conveniently close to local amenities and mainland travel connections.

- One-bedroom coach house apartment
- Recently refurbished bathroom
- Exclusive residential development
- Allocated parking for one vehicle
- Convenient central Island position
- Open-plan living accommodation
- Set in a peaceful position
- Gas central heating and double glazing
- Ideal first time purchase or investment opportunity
- Near to mainland ferry connections and local amenities

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Forming part of the exclusive Hawthorn Meadows development in East Cowes, this well-presented apartment was constructed in 2010 and benefits from a peaceful position within the popular Brinton Close. Arranged on the first-floor level, the accommodation is well presented and has been updated within the last year with a contemporary colour palette throughout, new grey carpets and a fully-refurbished bathroom. Externally, this unique coach house apartment has an allocated parking bay located nearby and a handy storage area located beneath the staircase which is accessed via the rear of the property. Offering a peaceful community lifestyle by the River Medina with the convenience of plenty of local amenities close by, this low-maintenance home is perfect for anyone looking for an investment opportunity, a first-time purchase, or even looking to downsize.

Situated in a highly desirable residential area of East Cowes, Queen Victoria's magnificent former residence, Osborne House, and many enviable amenities are located just minutes from the property which include the highly-regarded Folly Inn pub, a Waitrose supermarket, convenience store, plus a varied range of shops and restaurants. The quiet shingle and sand beach in East Cowes is ideal for family days out and enjoys fantastic views across the Solent and out towards Cowes marina. The impressive esplanade boasts an adventure playground, paddling pool, cafe and has a wooded area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located just 1.6 miles away and just across the Medina estuary is the vibrant town of Cowes which provides a high-speed catamaran service and is home to the oldest and biggest sailing regatta in the world. This convenient, central location is ideal for exploring all of the delights the Island has to offer and is served by Southern Vectis bus route 4, linking the town with Ryde, and bus routes route 5 and 25, linking with the County town of Newport where a wide range of amenities can be enjoyed. These include a variety of shops, vibrant bars and restaurants, a multiplex cinema and community theatres.

The accommodation comprises an entrance lobby that leads to a bathroom and an open-plan living area with a kitchen. Located just off the lounge area is a double bedroom.

Welcome to 9a Brinton Close

Located within a well-maintained development consisting of attractive, contemporary homes, this smart redbrick coach house building occupies a peaceful position within Brinton Close. The property comprises two one-bedroom apartments on the first-floor level complete with faux windows on the ground floor garage level (for neighbouring properties) which enhance the front elevation. A white front entrance door opens to a communal entrance area which has a staircase leading to apartment 9a and a neighbouring property.

Entrance Lobby

Upon entering the apartment you are greeted by a naturally light entrance lobby which has a window to the rear aspect and a cosy grey carpet which continues to the living accommodation and bedroom. Illuminated by a ceiling light fitting, this area benefits from a handy storage cupboard which houses an electrical consumer unit and there is also access to loft space. Two matching white doors open to a bathroom and the living accommodation.

Open-Plan Living Area

11'03 x 8'11 (3.43m x 2.72m)

Bathed in natural light, this sociable open-plan living space offers the versatility to arrange comfortable seating areas that suit your personal requirements and provides a seamless transition to the kitchen. This well-presented room has a window to the front aspect and a contemporary grey and white decor providing a versatile backdrop for the new owners to apply their own personal style. Warmed by two radiators, this carpeted room also has two ceiling light fittings, two telephone points and a television aerial connection.



Kitchen

8'10 x 5'08 (2.69m x 1.73m)

Tucked away from the living area, a contemporary kitchen space has a vinyl floor with a contemporary pattern creating a sense of separation from the carpeted living area. There is a good range of fitted base cabinets which have white cupboard doors and drawer fronts with long brushed steel handles. A contrasting dark countertop incorporates a coordinating splashback and a stainless steel sink and drainer with a long arm mixer tap which is located beneath a window to the front aspect. Integrated cooking appliances include an electric hob and an electric oven conveniently positioned at eye-level. The countertop also provides space beneath for an appliance such as a washing machine or dishwasher and there is additional space at the end of the units, ideal for positioning a freestanding fridge-freezer. Also located here is a ceiling extractor fan, and a regularly serviced Potterton gas-combination boiler is concealed within a wall-mounted corner cupboard.

Bathroom

With an opaque-glazed window to the rear aspect, this recently refurbished bathroom enjoys contemporary finishes with fully tiled walls featuring a stylish combination of high-shine charcoal grey and silver mosaic tiling. With a coordinating grey tiled floor, the room has a new modern suite that comprises a dual-flush w.c, a vanity hand basin with a chrome mixer tap and a panel bath with a chrome mixer tap and white tile surround. There is an electric shower unit positioned above the bath with a wide protective shower screen fitted to the side. Warmed by a radiator, other benefits of the room include an extractor fan, a shaver socket point, a range of wall-mounted towel rails and a flush round light fitting on the ceiling.

Double Bedroom

11'07 x 8'06 (3.53m x 2.59m)

Offering a light and airy decor in contemporary shades of grey and white, this double-sized bedroom is carpeted and enjoys a window to the rear aspect allowing for natural light. Illuminated by recessed spotlighting, this room provides space to accommodate a range of bedroom furniture and there is a radiator to keep the room cosy.

Parking and Storage

This modern coach house apartment comes complete with an allocated parking bay which is located directly behind the adjacent property to the front. Apartment 9a also has the additional benefit of a large under-stair storage area which is accessed externally via the rear of the property.

9a Brinton Close represents a fantastic opportunity to acquire a contemporary apartment situated in a convenient yet peaceful residential location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Council Tax Band: A

Services: Gas Central Heating, Electricity, Mains Water and Drainage

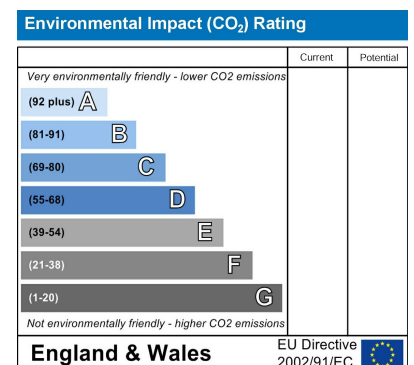
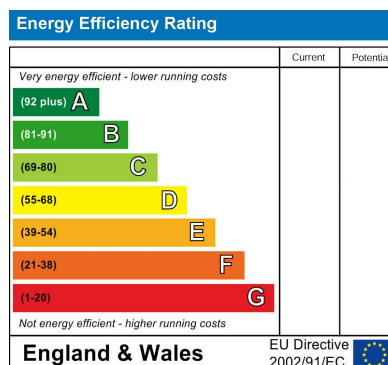
Tenure: Leasehold

Lease Term: Over 100 years remaining

Service Charge: £250 twice a year

Ground Rent: £175 per year

Pets Allowed: NO



Agent Notes:

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