



MARVINS
ESTATE AGENTS



50 COCKLETON LANE, COWES, PO31 8JD

£345,000

Situated along the highly sought-after Cockleton Lane in the ever-popular village of Gurnard, this attractive detached bungalow enjoys easy access to the shoreline, village amenities, and surrounding countryside walks. Set within a generous plot extending to approximately 200ft in depth, with the majority of the garden lying to the rear, the property offers a wonderful haven for keen gardeners and those seeking space and privacy. A terrace at the rear enjoys delightful views towards the Solent, creating the perfect spot to relax and unwind.

While the bungalow now requires comprehensive modernisation, it presents an exciting opportunity for a new owner to create a home tailored entirely to their own tastes and requirements. The substantial plot and desirable location may also offer potential for extension, additional storeys, or even complete redevelopment, subject to the necessary planning permissions and consents.

The bungalow itself has an attractive appearance and retains plenty of character and charm throughout. Offered with vacant possession, this is a rare opportunity to acquire a property with enormous potential in one of Gurnard's most desirable locations.

Viewing is highly recommended to fully appreciate the setting, views, and possibilities on offer.

50 COCKLETON LANE, COWES, PO31 8JD

Porch. Front door to Entrance Hall with radiator.

LOUNGE

11'11" (exclud bay) x 11'7" (3.63m (exclud bay) x 3.53m)
Feature bay window. Boarded over fireplace. Radiator.

BEDROOM ONE

11'8" (exclud bay) x 11'7" (3.56m (exclud bay) x 3.53m)
Feature bay window. Boarded over fireplace. Radiator.

BEDROOM TWO

9'7" x 10'11" (2.92m x 3.33m)
Rear aspect. Radiator. Boarded over fireplace.

BATHROOM

Comprising bath, WC and hand basin. Radiator.

KITCHEN

11'8" x 11' (3.56m x 3.35m)
Comprising a range of units. Larder cupboard. Access to rear patio and gardens. Cupboard housing boiler.

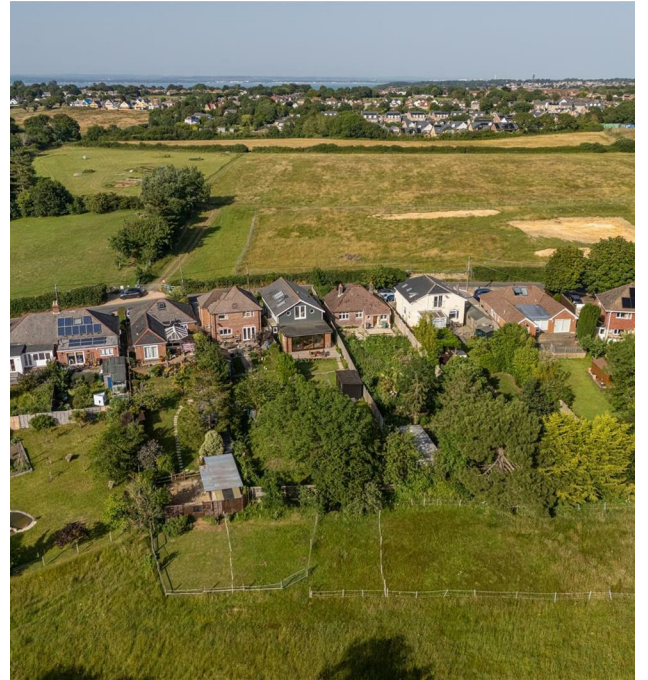
OUTSIDE

Approached off Cockleton Lane to parking via 5-bar gate. Side access to the rear. Terrace area off the rear of the property from where some sea views are enjoyed. The garden is long and extensive and offers the opportunity to establish.

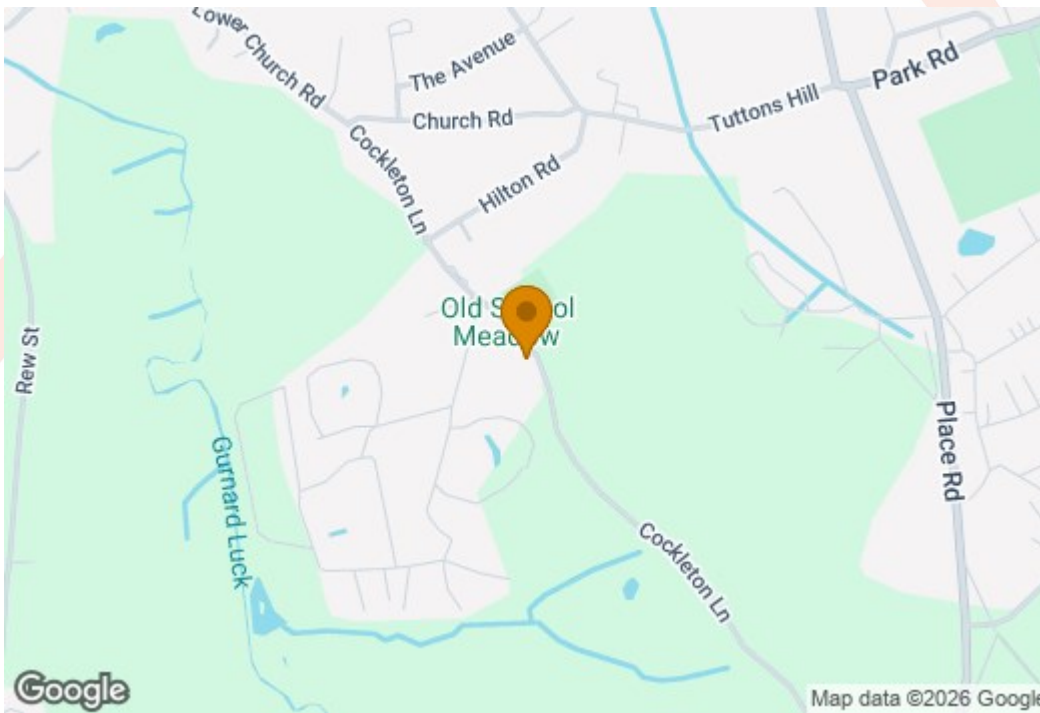
TENURE

This property is Freehold. Council tax band D.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
 T: 01983 292114
 E: cowes@marvins.co.uk