



**MARVINS**  
ESTATE AGENTS



## 1 WESTVIEW ROAD, GURNARD, PO31 8NR

**£400,000**

Offered CHAIN FREE, this detached chalet bungalow occupies an attractive rural setting, enjoying delightful countryside views together with glimpses of the sea towards Gurnard. Set within good-sized gardens, the property offers excellent potential for modernisation and improvement, creating a superb family home in a sought-after location.

The accommodation comprises a spacious entrance lobby, comfortable Lounge, Kitchen/Dining Room, Shower Room and three Bedrooms. In addition, there is a useful Hobby Room/Store which offers scope for a variety of uses and could, subject to any necessary consents, be incorporated into further living accommodation.

The property benefits from gas fired central heating and double glazing and also includes a Garage with additional parking.

Requiring updating throughout, this is a rare opportunity to acquire a home with significant potential in a picturesque rural environment. Early viewing is highly recommended to appreciate the location, gardens and possibilities on offer.

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# 1 WESTVIEW ROAD, GURNARD, ISLE OF WIGHT PO31 8NR

Double glazed Entrance Door and side screen to:

## SPACIOUS ENTRANCE HALLWAY

11'11" x 7'1" (3.63m x 2.16m)

Door to:

## ENTRANCE HALL

Radiator. Stairs to upper floor. Two built in cupboards.

## CLOAKROOM

Low level WC. Double glazed window.

## LOUNGE

18' x 11'9" (5.49m x 3.58m)

Large double glazed window to the front. Radiator. Feature stone fireplace with tiled hearth. Fitted cupboard and drawer storage.

## KITCHEN/DINER

10'8" x 11' 11" (3.25m x 3.35m 3.35m)

Range of fitted floor cupboards and built in wall cupboards. Plumbing for washing machine. Inset sink unit with mixer tap over. Gas and electric cooker point. Radiator. Double glazed window and door to:

## REAR PORCH

With access to the garden.

## BEDROOM ONE

13'1" x 9'11" (3.99m x 3.02m)

Built in wardrobe cupboard and storage over. Double glazed window. Radiator.

## BEDROOM TWO

9'11" x 8'10" (3.02m x 2.69m)

Radiator. Double glazed window.

## SHOWER ROOM

Vanity wash basin with cupboard storage under. Radiator. Single tiled shower cubicle. Further walk in shower cubicle. Radiator. Double glazed window.

First Floor

## LANDING

Separate WC and wash basin. Vaillant gas boiler.

## BEDROOM

11'10" x 13'6" (3.61m x 4.11m)

Double glazed window. Sea views over Gurnard. Fitted wash basin. Built in cupboards. Radiator.

## STORE ROOM/ HOBBY ROOM

11'8" x 16'3" (3.56m x 4.95m)

Double glazed window. Two large built in under eaves cupboards.

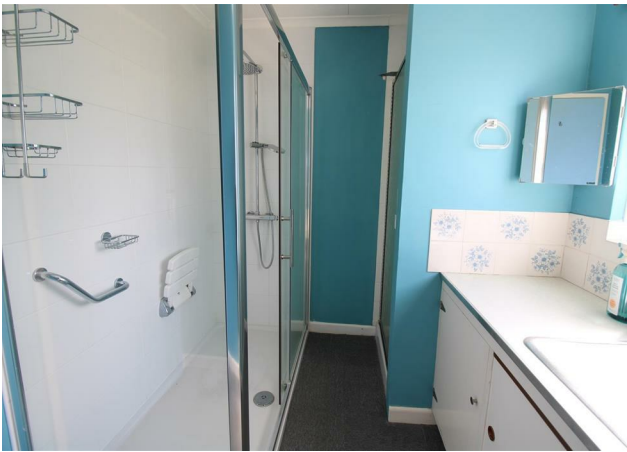
## OUTSIDE

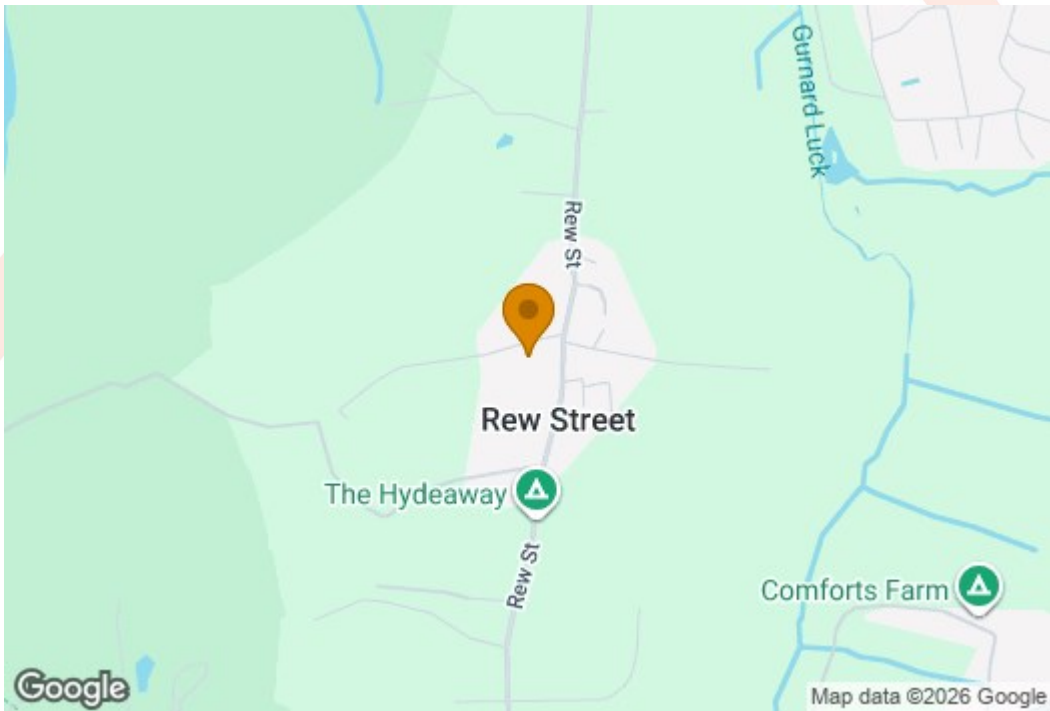
Driveway to detached Garage with up and over door. Power and light. Gardens laid to lawn and garden store.

## TENURE

This property is Freehold. Council tax band D.







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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

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