



We are pleased to offer a private new-build development of 8 homes, ideally positioned in a quiet cul-de-sac in the historic town of East Cowes, within easy reach of mainland & local travel links, town centre and popular schools. Completed to an extremely high standard and offering a 10 year build zone warranty we have two & three bedroom semi-detached options. All have elevated views with some boasting river Medina glimpses. All properties benefit from 2 allocated parking spaces, bin store area and modern finishes throughout. Contact us now to find out more!

PRIVATE CUL-DE-SAC DEVELOPMENT

2 & 3 DOUBLE BEDROOM OPTIONS

2 PARKING SPACES EACH & VISITOR PARKING

ALL SEMI-DETACHED HOMES

10 YEAR BUILD ZONE WARRANTY

COMPLETED TO HIGH STANDARD

# ROOMS

## Entrance Hall

UPVC front door. Radiator. Wood-effect laminate flooring. Doors & stairs off to:

## Downstairs WC 5' 11" x 2' 4" (1.8m x 0.7m)

Wood Effect laminate flooring. WC & sink. Double glazed frosted window to side aspect.

## Lounge/Dining area 24' 11" x 16' 9" (7.6m x 5.1m)

Open plan living space. with double glazed window & french doors to rear aspect. Radiator. Wood-effect laminate flooring. Cupboard to side aspect.

## Kitchen Area 10' 2" x 9' 6" (3.1m x 2.9m)

Fitted base & wall units. Integrated oven & hob. Space for all appliances. Wood-effect laminate flooring.

## Cupboard 5' 11" x 2' 11" (1.8m x 0.9m)

## Bedroom 1 13' 1" x 9' 2" (4m x 2.8m)

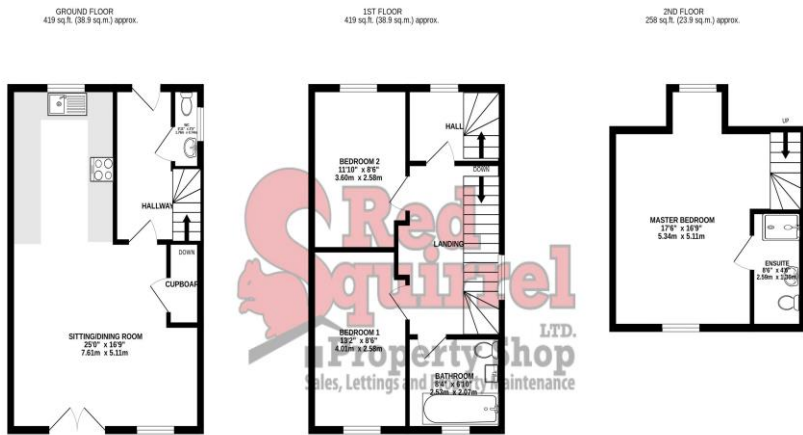
Carpet flooring. Double glazed windows to rear aspect. Radiator.

## Bedroom 2 11' 2" x 9' 2" (3.4m x 2.8m)

Carpet flooring. Double glazed windows to front aspect. Radiator.

## Bedroom 3 14' 5" x 16' 9" (4.4m x 5.1m)

Carpet flooring. Double glazed window to front aspect & skylight to rear aspect. Radiator. En-suite to side aspect.



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hozpro 1/2024



Address: 8, Kingston Farm Lane, East Cowes, PO32 6LL  
RRN: 9350-2858-2020-2007-1705

