

## Gurnard, Cowes, Isle of Wight



- **2 Bedroom Chalet**
- **Woodland Walks on the Doorstep**
- **Communal Gym, Tennis Courts & Cafe**
- **Ideal Holiday Home**
- **Chain Free**



## About the property

A beautifully presented two-bedroom chalet located on the sought-after Gurnard Pines site in Gurnard, just a short distance from Cowes on the Isle of Wight.

This well-maintained property has been tastefully redecorated and features a modern bathroom along with a stylish open-plan kitchen, lounge, and living area, creating a bright and airy space ideal for relaxing or entertaining.

Perfect as a holiday home or a private coastal retreat, the chalet offers a peaceful escape in a picturesque setting. Please note, the property is not suitable for permanent residence.

Positioned in a particularly desirable spot on the site, this chalet enjoys a tranquil setting adjacent to copse land, offering lovely natural views and frequent sightings of local wildlife, including red squirrels and a variety of birdlife.

Residents also benefit from access to on-site facilities, including tennis courts, a gymnasium, and a café, enhancing the appeal as a low-maintenance getaway.

Local Authority - Isle of Wight Council  
Council Tax Band - A  
Tenure - Leasehold (Service Charge & Ground Rent - TBC)

## Accommodation

### GROUND FLOOR

Entrance

Kitchen/Living Area 16' x 12'8

Bedroom 10'6 x 7'10

Bedroom 8'3 x 7'9

Family Bathroom

### OUTSIDE

Patio Area

Communal Facilities

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			