

**Whippingham, East Cowes, Isle of Wight**



- **2 Bedrooms**
- **Allocated parking**
- **Ample open plan living**
- **Gas central heating and double glazing**
- **Chain free**



## About the property

East Cowes is an historic waterside town which is home to Osborne House. Architecturally inspiring, this area blossomed during Queen Victoria's reign and in more recent years, has benefited from a multimillion pound regeneration project that now sees the area offering a fantastic choice of amenities; positioning itself as a very desirable and up and coming area. With mainland ferry links and access to West Cowes, a pretty little town which is also the sailing capitals of the world, offering a fair amount to see and do all year round.

In the town you will find a varied choice of amenities that include a newly built Waitrose supermarket, marina; where you can catch sight of a kingfisher or an oystercatcher and still be a short walk from shops and restaurants in the main town. Even better, enjoy a Sundowner overlooking the marina at the Lifeboat pub.

An ideal family home, the property boasts two double bedrooms and family bathroom on the first floor. The ground floor has ample space with an open plan kitchen, lounge and the added addition of a spacious conservatory.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
EPC - B  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom W/C

Open Plan Lounge & Kitchen 16'6 x 16'5

Conservatory 16'5 x 11'9

### FIRST FLOOR

Landing

Bedroom 1 13' x 8'5

Bedroom 2 7'8 x 7'3

Bathroom

### OUTSIDE

Front Garden Area

Allocated parking

## 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>			97
(81-91) <b>B</b>		82	
(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>			
<i>Not energy efficient - higher running costs</i>			