



£315,000

28 DENMARK ROAD, COWES, ISLE OF WIGHT, PO31 7SZ

- 3 Bedroom Semi-Detached House
- Town Centre Location
- Off Road Parking For Two Cars
- Sea Views
- Character Features.

Hose  
Rhodes  
Dickson





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- **Character Features.**
- **Enclosed Rear Garden.**

#### DESCRIPTION

A substantial semi-detached family home occupying an elevated position on one of the most sought after roads in Cowes.

A few minutes walking distance to Cowes High Street and Red Jet Terminal the property offers wonderful space for family living with 2 reception rooms, kitchen with doors leading to a lovely private terraced garden.

On the upper floor there are 2 double bedrooms and good size bathroom, a second staircase leads to a superb 3rd bedroom in the attic with excellent sea views across Cowes Harbour. Period features throughout the property offers the new owner a stylish home with those all important additions for such a centrally located property with parking for 2 cars and sea views.

#### HALLWAY

**PORCH** 13' 8" x 3' 0" (4.17m x 0.91m)

**LOUNGE** 15' 1" x 11' 11" (4.6m x 3.63m)

**DINING ROOM** 11' 11" x 11' 11" (3.63m x 3.63m)

**KITCHEN** 16' 0" x 7' 11" (4.88m x 2.41m)

**BEDROOM 1** 13' 6" x 11' 11" (4.11m x 3.63m)

**BEDROOM 2** 12' 2" x 8' 9" (3.71m x 2.67m)

**BATHROOM** 10' 1" x 7' 11" (3.07m x 2.41m)

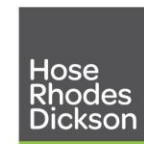
**BEDROOM 3** 18' 9" x 11' 11" (5.72m x 3.63m)

#### OUTSIDE

- Off Road Parking for two vehicles.
- Sea Views.
- Terraced rear garden.

**TENURE** Freehold.

**Council Tax Band:** C



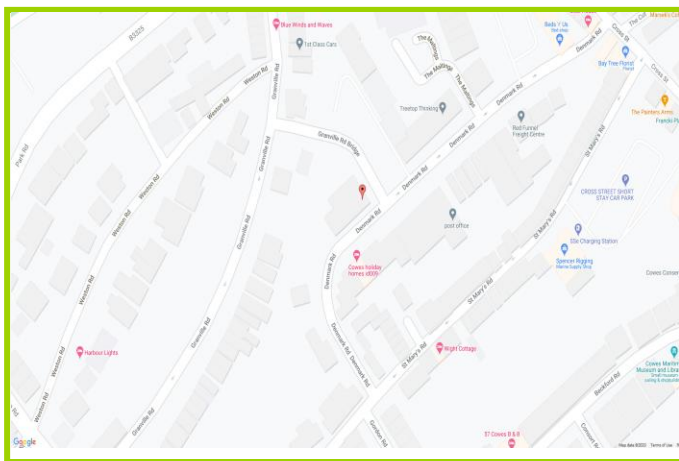
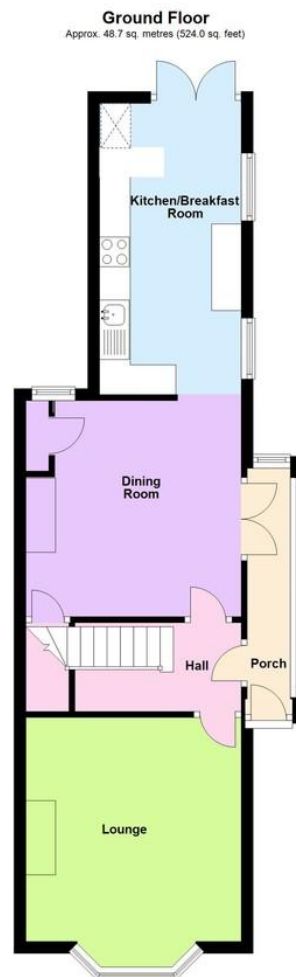
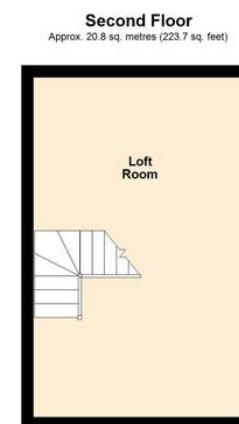
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

**Call Jon on 01983 294714**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 70      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

## Where to find the property

28 Denmark Road, Cowes, Isle Of Wight , PO31 7SZ



Total area: approx. 109.9 sq. metres (1182.5 sq. feet)

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

**Call our Cowes office to arrange a viewing**  
**01983 294714 or email [cowes@hrdiw.co.uk](mailto:cowes@hrdiw.co.uk)**

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | East Cowes 219002

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