



**Price**

**£350,000**

**Freehold**

4x  1x  3x 

**York Avenue, East  
Cowes, Isle of Wight,  
PO32**

**Pittis**   
Helping you move forwards





## Main features

- Detached house with spacious rooms throughout
- Lovely open outlook to the rear with sea glimpses
- Potential for annex to the side - subject to relevant planning permission
- Newly fitted kitchen and contemporary bath / shower room

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Study: 6'5 x 6'5 (1.96m x 1.96m)  
Lounge: 15'0 x 12'7 (4.58m x 3.84m)  
Dining Area: 11'8 x 10'0 (3.56m x 3.05m)  
Kitchen: 10'11 x 9'10 (3.33m x 3.00m)  
Utility Room: 14'9 x 11'4 (4.50m x 3.46m)  
Family Room: 17'0 x 11'5 (5.19m x 3.48m)

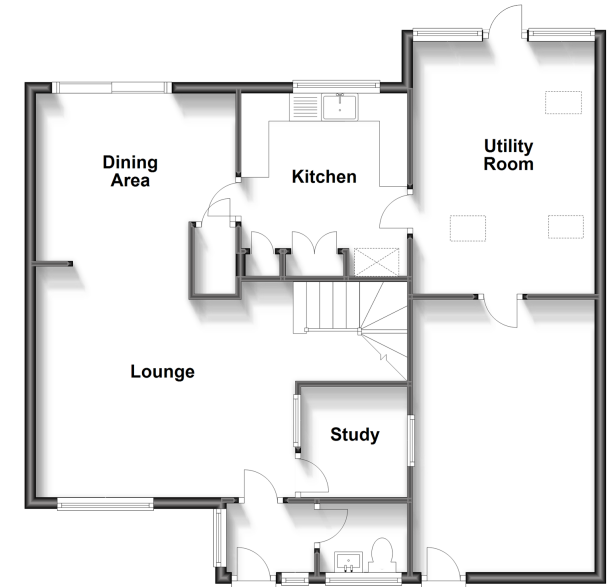
### FIRST FLOOR

Landing  
Bedroom 1: 11'6 x 11'1 (3.51m x 3.38m)  
Bedroom 2: 10'8 x 9'2 (3.25m x 2.80m)  
Bedroom 3: 11'1 x 6'11 (3.38m x 2.11m)  
Bedroom 4: 9'10 x 6'3 (3.00m x 1.91m)  
Shower Room

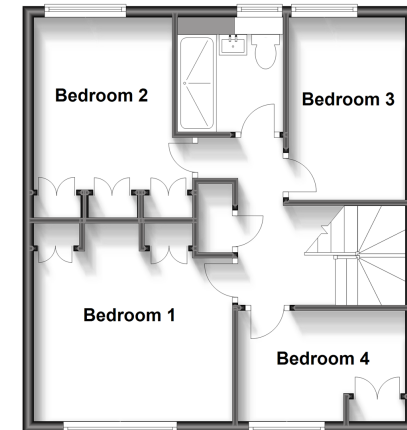
### OUTSIDE

Front Garden  
Driveway Parking  
Rear Garden

**Ground Floor**  
Approx. 85.1 sq. metres (916.0 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (523.2 sq. feet)



**Call Cowes - 01983 292345 ■ [pittis.co.uk](http://pittis.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale