



Waterfront House
High Street | Cowes



Lancasters

5 Bedroom Property

High Street | Cowes | PO31 7AJ

- * Mooring / Water Terrace *
- * 5 Bedrooms * Roof Terrace *
- * Balconies * Prime Location *

Waterfront House is a stunning 5 bedroom property in prime position Old Town Cowes, laid out over 2 floors, plus roof terrace and basement. Extensively refurbished in 2009, the property benefits from modern and efficient accommodation right on the waterfront. Option to purchase the ground floor shop to inc Freehold.

First Floor

Kitchen 18' 8" x 11' 6" (5.7m x 3.5m)

Excellent kitchen with a comprehensive range of cupboards and drawers, fitted with AEG appliances including a fan oven, a microwave/combi oven, Neff six ring gas hob with extractor over and dual wine fridges. Island unit with granite worksurfaces and breakfast bar. AEG American style fridge freezer and dishwasher, twin sink unit with mixer tap. Vaillant wall mounted gas fired boiler and direct hot water cylinder both housed within the cupboards.

Sitting/Dining Room 27' x 21' (8.2m x 6.4m)

Stunning living area with two sets of bi-fold doors opening to the large balcony with fantastic sea views, perfect for entertaining. The balcony benefits from a glass and stainless steel balustrade and is equipped with outdoor lighting, wall mounted heating and an electrically operated awning.



Bedroom 2 14' 9" x 11' 10" (4.5m x 3.6m)
Spacious double room with built-in wardrobe. **En-Suite** Shower Room.

Bedroom 3 12' 10" x 9' 6" (3.9m x 2.9m)
Double bedroom with two built-in wardrobes. **En-Suite** Shower Room.

Bedroom 1 17' 9" x 9' 6" (5.4m x 2.9m)
This bedroom has sea views and French doors onto the balcony, along with built-in wardrobe cupboards. **En-suite** comprises a Duravit spa bath, deluge shower, wash basin, WC and heated towel rail.

Ground floor with private entrance:

Entrance Hall 12' 10" x 11' 2" (3.9m x 3.4m)
Tiled flooring, staircase to first floor with under stairs storage. A glazed door to the waterside terrace.

Cloakroom With wash basin and WC

Utility 12' 2" x 4' 11" (3.7m x 1.5m)
Second Kitchen/Utility room is configured with a range of cupboards, worksurface with sink unit, washing machine and dryer, integral fridge and integral AEG dishwasher. Microwave cooking facility.

Bedroom 5 10' 10" x 9' 6" (3.3m x 2.9m)
Sea views and suitable for multiple uses.

Bedroom 4 10' 10" x 8' 6" (3.3m x 2.6m)
This versatile room has a large built-in wardrobe and has direct sea views.

Wet Room

Tiled throughout with a deluge shower, wash basin and heated towel rail.

Basement

Convenient storage area circa 393 sq. feet accessed from the waterfront terrace. Perfect as a sail store. Power and light. Second Vaillant gas fired boiler serving the ground floor apartment.

Waterfront Terrace / Mooring

A large paved terrace directly fronting the water with steps into the sea and fantastic views across The Solent, towards Portsmouth. There is also a small craft mooring by agreement with the Harbour Master.



Roof Terrace 62' 4" x 12' 6" (19m x 3.8m)
 Accessed from the second floor landing with a private staircase leading to a substantial rooftop terrace with mains power, water and lighting, with a stainless steel balustrade and glazed panels surrounding it on 3 sides, from which there are picturesque panoramic views across The Solent, Harbour entrance and down the River Medina, making for an unrivalled entertaining space that is a great sun trap all through the day.

Tenure The balance of a 999 year lease granted in 2009. Right of way over access path. Freehold option with shop.

Parking The current owner has a permit for The Parade costing approximately £50 per annum payable to the Isle of Wight Council.

Shop Available by separate negotiation with a guide price of £250,000. The Retail Unit is substantial with a wide prime High Street frontage. The shop extends to approximately 1,173 sq. feet, and most recently achieved £19,950 per annum. Extensively refurbished in 2008/9 and offered in great condition. Available to the buyer of 76 High Street along with the Freehold of the building.



Council Tax Band: **E** EPC Rating: **C**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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