



**WATERFRONT HOUSE**  
76 HIGH STREET, COWES, ISLE OF WIGHT





**A SUBSTANTIAL WATERFRONT DUPLEX APARTMENT EXTENDING TO ABOUT 2,196 SQ FEET WITH ADDITIONAL ROOF TERRACE, BALCONY AND WATERFRONT TERRACE, IN A PRIME LOCATION, WITH AN EXTENSIVE BASEMENT AND EXCELLENT SEA VIEWS**

The substantial detached building occupies a prime position between the waterfront and the High Street, and in 2009 it was substantially reconfigured and modernised to provide two apartments and a shop unit. Number 76 occupies the first floor and part of the ground floor. The ground floor shop unit together with the Freehold of the building is available as a separate lot to the buyer of the apartment. This provides a versatile arrangement that can provide up to 5 bedrooms, with the potential for the ground floor to be used as separate accommodation. There is a choice of three outdoor terraces, all with fabulous sea views, ranging from the waterfront terrace with direct access to the water, a large first floor balcony accessed from the living room and a large roof terrace.

The building was subject to substantial refurbishment in 2009, resulting in extensive and particularly light modernised accommodation with direct sea views from the principal rooms. Totally new electrical, plumbing and heating systems were installed, new good quality bathrooms and a kitchen were installed, a new roof built, and along with double glazed windows, it results in a low maintenance and efficient property.

The property occupies a sought after waterfront location on the High Street in Cowes just a couple of minutes walk from the Red Jet, providing fast and frequent passenger ferry services to Southampton, and there is easy access to the various yacht clubs, restaurants, shops and sailing facilities.

**ACCOMMODATION**

The apartment can either be accessed from the newly refurbished communal entrance shared with the other apartment or via a private entrance into the ground floor accommodation.

**FIRST FLOOR**

**KITCHEN** A superbly fitted 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 Neff extractor over and dual wine fridges. Island unit that includes granite worksurfaces and breakfast bar. AEG American style fridge freezer and dishwasher, Bin storage, twin sink unit with mixer tap. Vaillant wall mounted gas fired boiler and direct hot water cylinder both housed within the cupboards. Opening to:

**SITTING/DINING ROOM** The stunning living room provides generous seating and dining areas with two sets of bi-fold doors opening to the balcony and providing direct views over the harbour entrance and Solent beyond, ideal for entertaining. The balcony incorporates stainless steel balustrades with glass filled panels, outdoor lighting, wall mounted heating and an electrically operated awning.

**BEDROOM 2** A spacious double bedroom with built-in wardrobe.

**SHOWER ROOM EN-SUITE** Tiled throughout with a deluge shower, wash basin, WC and heated towel rail.

**BEDROOM 3** A double bedroom with a southerly aspect, 2 built-in wardrobes, one of which houses the hot water cylinder.

**SHOWER ROOM EN-SUITE** Tiled throughout with a large shower, wash basin, WC and heated towel rail.



**BEDROOM 1** With sea views and French doors to the balcony, along with built-in wardrobe cupboards.

**BATHROOM EN-SUITE** A luxuriously fitted and fully tiled bathroom, comprises a Duravit spa bath, deluge shower, wash basin, WC and heated towel rail.

**GROUND FLOOR WITH PRIVATE ENTRANCE**

**ENTRANCE HALL** Tiled flooring, staircase to first floor with under stairs storage and coat hooks. Glazed door to the waterside terrace.

**CLOAKROOM** Wash basin and WC.

**KITCHEN 2/UTILITY** Configured with a range of cupboards, worksurface with sink unit, washing machine and dryer, integral fridge and integral AEG dishwasher. Microwave cooking facility.

**STUDY/BEDROOM 5** A versatile room with direct sea views.

**DRESSING ROOM/BEDROOM 4** Large built-in wardrobe. Direct sea views.

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

**BASEMENT** A hugely convenient storage area of about 393 sq. feet accessed from the waterfront terrace. Ideal as a sail store, served by power and lighting and housing a second Vaillant gas fired boiler serving the ground floor apartment.

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

**ROOF TERRACE** From the second floor landing a private staircase leads to a substantial roof terrace served by power, water and lighting, with a stainless steel balustrade and glazed panels surrounding it on 3 sides, from which there are stunning panoramic views across The Solent, Harbour entrance and down the River Medina, making for an unrivalled entertaining space that gets full exposure to the sun throughout the day.

**PARKING** The current owner has a permit for The Parade costing around £50 per annum

**TENURE** Balance of a 999 year lease granted in 2009. Right of way over access path.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating.







## LOT 2 THE RETAIL UNIT

A substantial retail unit with an excellent wide frontage in a prominent position on the High Street.

Extending to around 1,173 sq. feet this excellent shop unit has been let at £19,950 per annum and is now due to become vacant. There is a versatile internal space with stores/ changing rooms and a kitchen area and toilet facilities. The electrics, including heating and much of the interior were extensively refurbished in 2008/9. Available to the buyer of 76 High Street along with the Freehold of the building.

**POSTCODE** PO31 7AJ

**VIEWINGS:** All viewings will be strictly by prior arrangement with the selling agents: Spence Willard.





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