

McCarthy  
& BOOKER



29 Cliff Road, Cowes, Isle of Wight, PO31 8BN

**Guide Price £699,950**



This modern 3 bedroom townhouse located in a popular location has fabulous SOLENT VIEWS. Set over 4 stories, there is a super open plan kitchen/dining/sitting room which opens to a sunny courtyard, and the entire fourth floor is an elegant sitting room with a large decked balcony giving fabulous SEA VIEWS across to Southampton Water and beyond. This home is offered chain free and has the added benefit of off road parking, a GARAGE and being located within easy walking distance to Cowes seafront and town centre.

#### A four storey townhouse with balconies

Located in a no through road close to the sea front, this modern home has three bedrooms, three bath/shower room and a large open plan kitchen/dining/sitting room. The entire fourth floor is a fabulous sitting room with a decked balcony that allows wonderful views of the ever changing seascape. Along with a low maintenance garden, garage and off road parking this kind of property is rarely available within such close walking proximity to Cowes town centre.

#### Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

#### Approaching The Property

Set within a quiet residential area, this attractive modern brick property is on the elevated side of the street and stretches upwards over four floors to make the most of its views out to sea. A hardstand for a vehicle is set before the wooden garage door, matching wood porch area with overhanging shelter and solid entrance door with 'port hole' window.

#### Ground Floor

A wide airy hallway, with a carpeted staircase that rises up ahead, has light tiled flooring that stretches out to the bedroom and utility/shower room on this level. As with the rest of this modern property, there is soft neutral decor and stylish fittings throughout. The walls, ceilings and woodwork have been fully redecorated, making it fresh and clean. An integral door leads into the garage with its additional storage space and power and light. The utility room is a convenient combination of a large tiled walk-in shower and wc as well as there being space/plumbing for a washing machine, tumble dryer and basin. Also on this floor is a bright large double bedroom with built in wardrobes and a rear door to an outside area.



#### First Floor

Off the passageway are two large double bedrooms and a family bathroom. This generous room has a white suite with contrast tiling around the bath and a cupboard containing the unvented water heater. The airy rear double bedroom has contemporary double built in wardrobes. The principal bedroom is generous in size and has triple built in cupboards and an en-suite shower room decorated with aqua coloured tiles and a modern wall hung basin and concealed cistern wc.

#### Second Floor

A corridor, with doors either end, leads from the lower staircase to the flight of stairs to the next. This area is flooded with light from the velux window on the upper floor. Either end of this passageway leads to the 'hub of the home' on this level, the magnificent kitchen, dining and seating area. There are sliding doors to a 'Juliet' balcony at the front of the property and wide double doors opening to the outside decked garden at the rear. A very sociable open plan gathering space with warm wooden flooring and neutral decor. It has a seating area looking out to the moving seascape which can also be viewed from the dining area within the middle of this spacious double aspect room. The kitchen curves around at the opposite end with its sleek white wall and base units that contain an integral dishwasher, low level fridge, low level freezer, wide Miele oven and 5 ring gas hob; a dark grey worksurface flows over the top. Additional storage cupboards, with a floor to ceiling wine rack, can be found on the opposite side of this very well appointed kitchen area that has a sunny aspect overlooking the garden.

#### Third Floor

A fabulous light and bright sitting room that hugely benefits from being double aspect and with balconies at each end of the room. The smaller recessed rear balcony overlooks the garden and has double sliding doors to gain entrance. The full width veranda at the fore, with its watery vista out to the Solent, has glass and metal balustrades that not only give unrestricted views from outside, the floor to ceiling oversized sliding doors gives almost clear views from inside the spacious room. Currently cleverly zoned into an office area and large restful relaxation space where there can be found a modern gas fireplace set within the chimney breast at mid point.

#### Rear Garden

Accessed via the double doors on the second floor, decking stretches out to a good sized, low maintenance outside space. There is plenty of room for outside furniture where you can relax in this stylish garden. Contemporary slatted fencing is around three sides of this garden with a gate leading to the communal area and bins area with rear access to Cliff Road itself. Mature bushes and palms are within the raised flower bed and to the left of here, down a flight of wooden steps and beneath the decking, there is further outside storage space as well as a secure lock up area.

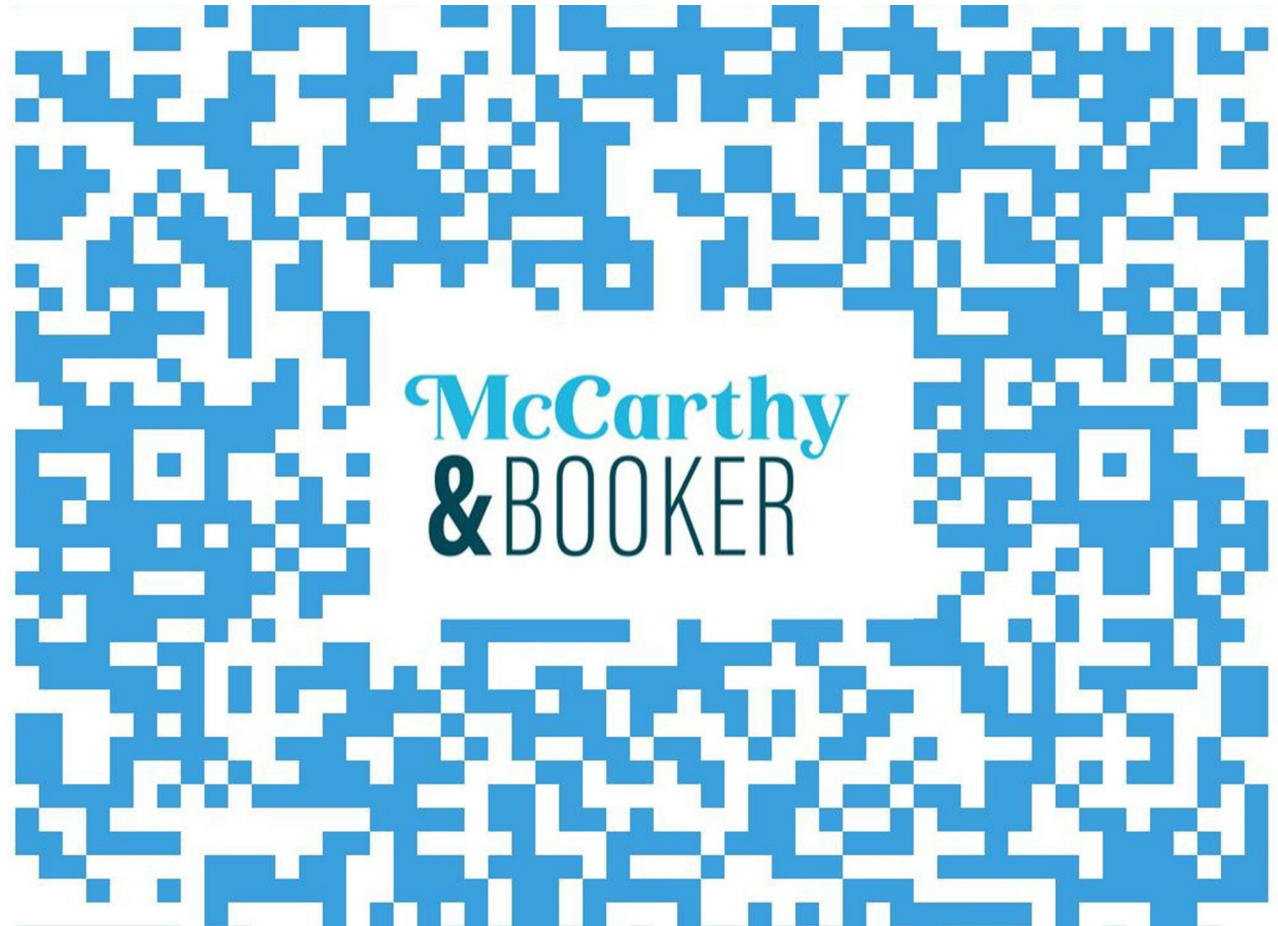
#### Further Information

Tenure: Freehold

EPC: C

Underfloor heating

Gas central heating via Worcester boiler



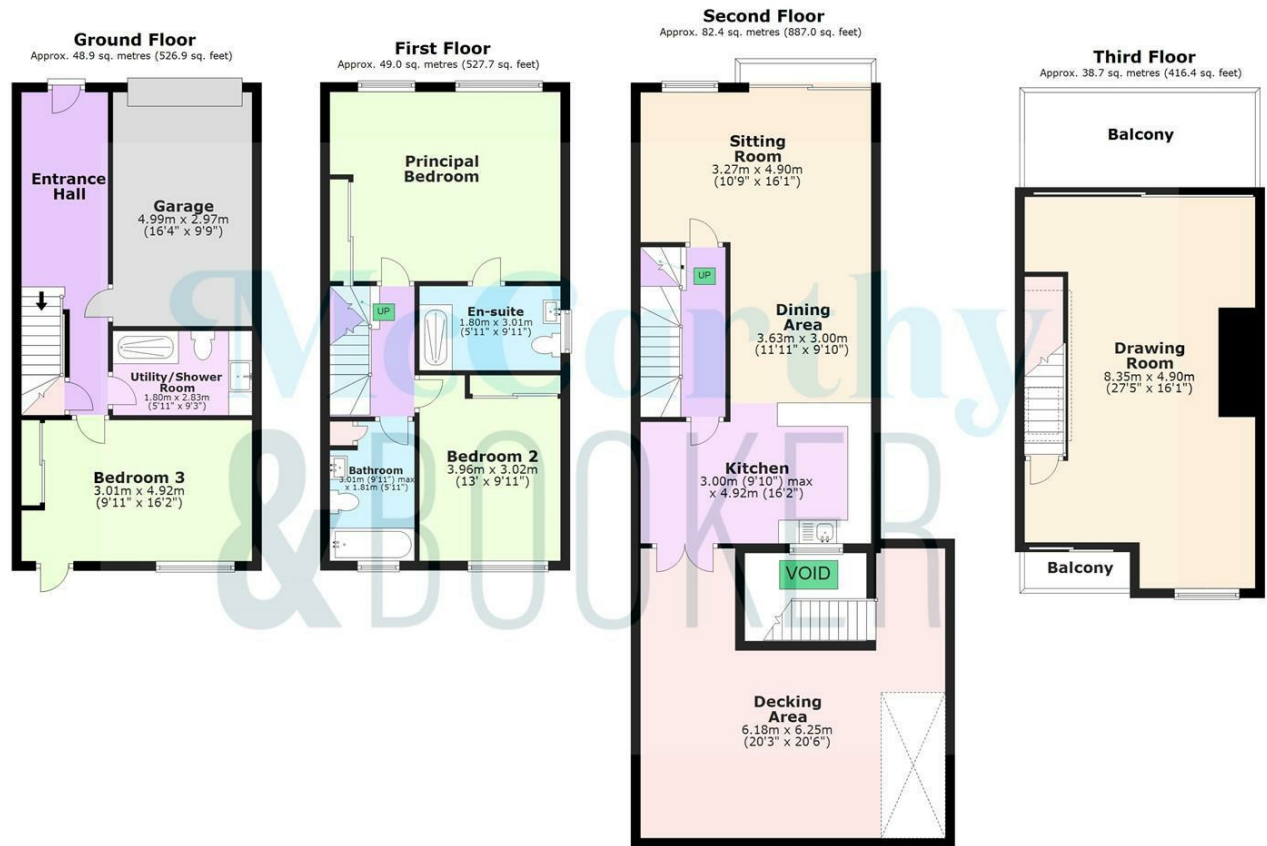
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 219.1 sq. metres (2357.9 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced by www.drawmeaflorplan.co.uk, part of Valerien Property Services Ltd. Plan produced using PlanUp.

29 Cliff Road, Cowes, PO31 8BN