

McCarthy  
& BOOKER



44 Bittern Place, Island Harbour, Newport, Isle of Wight, PO30 2QE

**Guide Price £315,000**





**\*\*VIRTUAL TOUR AVAILABLE\*\*** This fabulous harbour cottage offers 2 DOUBLE BEDROOMS and includes a 12M MOORING, PRIVATE PATIO GARDEN. PARKING & CHAIN FREE!

#### Island Harbour

Island Harbour sits on the eastern banks of the River Medina. With around 100 properties, Island Harbour is home to permanent residents, secondary residents and holiday makers alike. The locked harbour is a safe and secure place to moor a boat and number 44 benefits from having an allocated 12m residents mooring. The harbour also benefits from a busy restaurant, chandlery, boat builders with a repair workshop, 50 ton hoist and slip crane, hard standing, showers and laundry room.

Apart from the residents, Island Harbour is also home to various breeds of birds and other wildlife that find sanctuary within the harbour.

The property itself is absolutely immaculate and ready to move into; just unpack, relax and unwind!

#### Sitting Room

A good sized sitting room with windows overlooking rear patio garden. The room is big enough to take a small dining table and features a brick fireplace and surround which could be fitted with a gas fire or wood burning stove. A double glazed rear door provides access to the patio.





### Kitchen/Breakfast Room

A double glazed front door opens to the kitchen/breakfast room. The kitchen features a range of matching wall and floor units with integral oven, grill and hob with sink, drainer and mixer tap. There are stairs to the first floor and a door to the inner hallway. This room overlooks the pretty landscaped communal gardens and pond.

### Inner Hallway

One of the huge benefits this home has is the amount of storage it has! The inner hallway has two good sized cupboards and there is also a utility room comprising storage cupboards, space & plumbing for a washing machine, and inset sink unit and low level WC.

### First Floor Landing

Stairs from the kitchen lead to the first floor landing. It is possible to access the large insulated loft by ladder from the landing, and has doors off to both bedrooms.

### Bedroom One

A generous bedroom with 2 bay windows with fitted shutter blinds, overlooking the rear fields. There are 2 built in double wardrobes, and the room also features an ensuite bathroom, with shower over the bath, low level WC and inset wash hand basin.

### Bedroom Two

Another double room with a dormer window overlooking the communal gardens and pond. The room features an ensuite shower room with WC and wash hand basin.

### Outside

44 Bittern Place benefits from a large patio garden courtyard and use of all common areas. It has parking in the large shared residents car park and there is the previously mentioned 12m pontoon mooring.

### Further Information

Tenure: Freehold



EPC: C

Council tax band: D

Gas central heating

Maintenance charges: £1,200 pa (£600 paid twice a year)

### 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.

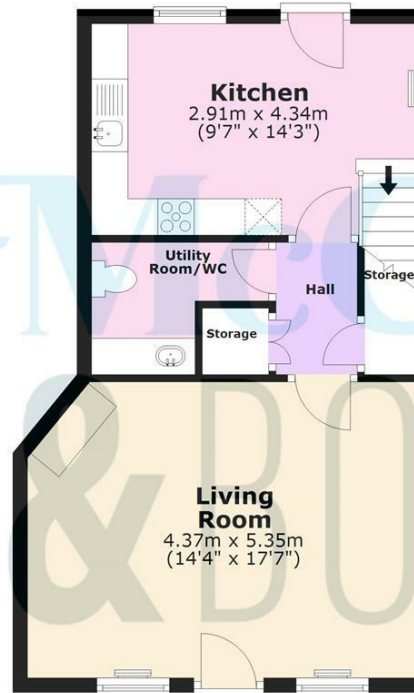
### Disclaimer

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.

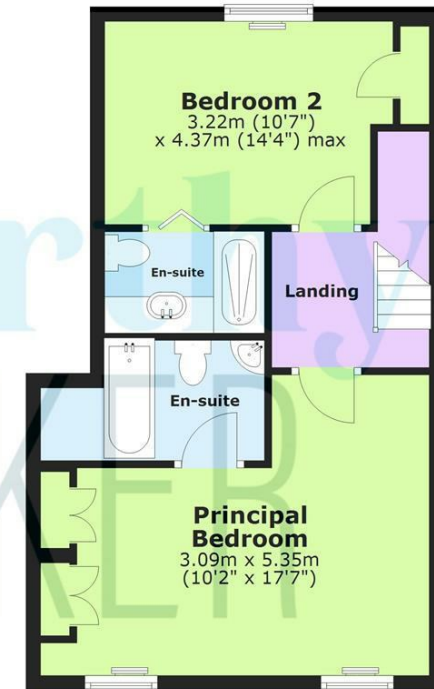
### Ground Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 87.8 sq. metres (945.6 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanUp.

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