

McCarthy  
& BOOKER



Windchasers, 10 Bath Road, Cowes, Isle of Wight, PO31 7QN

**Guide Price £695,000**



\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

A unique and quirky duplex apartment with a commercial office/retail unit on the ground floor. This three storey mixed use property accommodates a fabulous 3/4 bedroom apartment over the upper floors with entertaining room and hot tub, roof terrace and is currently a very success holiday rental property. Three bath/shower rooms, very well appointed kitchen and in its current format can sleep up to 12 people. A fantastic business opportunity, personal home or 'lock up and leave', viewing essential.

#### Unique Duplex Apartment and Commercial Office

Located within the Old Town Cowes conservation area, this 3 storey mixed use property accommodates a fabulous 3/4 bedroom apartment over the upper floors and a self contained retail unit/office on the ground floor.

#### Duplex Apartment

The apartment is currently used as a very successful and sought-after holiday let. It already has numerous bookings through to September 2024 with historic and on target income of £35,000 per annum gross.

It comprises of an entertaining area with a hot tub, 3/4 bedrooms, fitted kitchen, three bath/shower rooms, linen storage and roof terrace. There are modern fixtures and fittings and throughout and it is extremely well presented with all you could need as a holiday or second home.

This exceptional and stylish split-level apartment offers a unique blend of sophistication, functionality and entertainment potential. The delightful property has an abundance of natural light and a well thought out design that defines this remarkable space.

The 3 primary bedrooms are all laid out with 2 single and 1 mezzanine beds which combined with movable furniture allow for multiple layout and configurations. The reception snug/bedroom 4 accommodates a mezzanine bed and two sofa beds and so the property has potential to accommodate up to 12 people if required.

There is one ensuite shower room, a luxurious and spacious family bathroom with both a bath, shower cubicle and Jack and Jill sinks and a separate spacious shower room to the ear of the property.

The extremely well appointed kitchen boasts sleek and contemporary white gloss units that create a chic breakfast bar. Equipped with modern appliances including an integral microwave/grill, two low-level fridges, freezer, dishwasher, oven and 5-ring gas hob.

Entertaining is a delight in the large family reception/entertainment area with its 12 seater table. Conceived for entertaining groups and with the british weather in mind, it features a multi-panelled glass roof that floods the space with light. The sandstone flooring adds an elegant touch, while the centre-piece hot tub surrounded by tropical styled plants creates a super focal point, making this room perfect for socialising and relaxation.



The rear reception room can serve as an additional bedroom or snug and has folding sliding doors opening to the family entertainment area. It has oak floors, built in shelving, a surround sound system and a large TV which can even be watched whilst in the hot tub.

A utility area with a washing machine/dryer enquires practicality and a lockable linen cupboard currently accommodate all housekeeping supplies.

The roof top terrace with its own flag pole gives views around the Old Town area of Cowes as well as sea glimpses. Unwind in this relaxing and calm paved area that has direct access to the second floor and a stairway down to the first floor reception rooms.

Catering to the diverse needs of residents and guests alike, the properties sleek décor has a subtle nautical theme. Its hard floors, fabric blinds, durable contemporary furniture, lockable owner's storage cupboard, well equipped kitchen, multiple supplies of bed linen, Tado remote heating controls, fully wired fire and carbon monoxide detectors and firefighting equipment which are all fully tested to the very latest standards combine to make this a 'turn key' holiday home opportunity.

#### Exterior

The roof top terrace gives views around the Old Town area of Cowes as well as sea glimpses. Unwind in this relaxing and calm paved area that has direct access to the second floor and a stairway down to the first floor reception room.

#### Office

On the ground floor is an office currently let on an internal repairing lease to Clarkson's Shipping until December 2028 at a passing rent of £8,000 per annum net excluding rates, utilities and insurance which are recharged at cost.

The space is fitted to the same high standards as the residential apartment above and consists of an office/shop area, kitchen/store and separate WC with walk in shower room.

Alternatively, the shop could in future and subject to any necessary approvals, be cost effectively integrated with the residential property above or converted to a stand-alone residential apartment.

#### 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 seafront.

'The Old Town' is set on, and around, the High Street where you can find 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, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

#### Further information

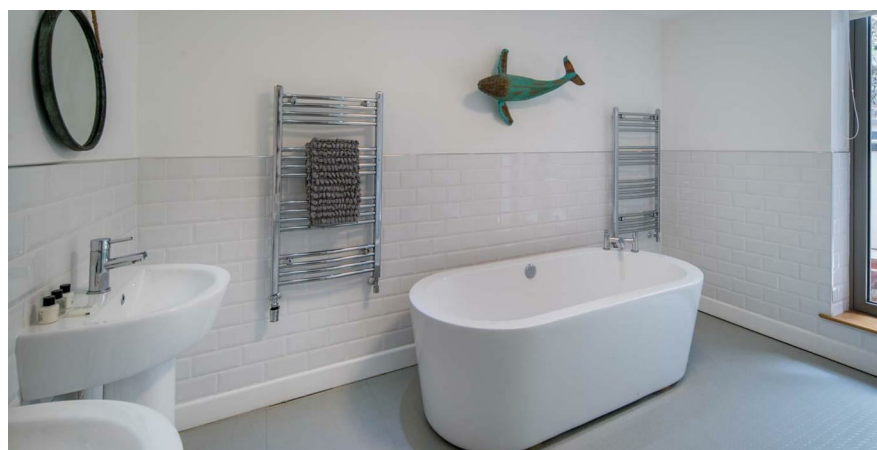
Tenure: Freehold

Residential EPC: D

Commercial EPC: B

Gas central heating via Worcester Bosch combination boiler

Double glazed.



## 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.



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