

McCarthy  
& BOOKER



13 Mornington Mews, Cowes, Isle of Wight, PO31 8AU

**Guide Price £1,225,000**



Welcome to this immaculate, light-filled modern townhouse, offering luxurious coastal living across three spacious storeys. Boasting four bedrooms and three bath/shower rooms, this residence exemplifies contemporary elegance and comfort. Located within a secure complex and the added bonus of two parking spaces, sea facing terrace and balconies.

#### Four bedroom town house with unfettered views

Located in an enviable location looking directly out to sea, this extremely well presented home has three shower/bathrooms, a large sitting room with balcony, kitchen with dining area and utility area. There is plenty of storage on all levels, outside space with decking, two parking spaces all set within a secure private site. A fabulous opportunity for waterside living and is chain free.

#### Interior

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Upon entering the ground floor, there is a generously proportioned double bedroom featuring built-in wardrobes and two double patio doors that lead out to a sea-facing terrace, allowing you to enjoy the refreshing sea breeze and captivating views. Convenient multiple storage units within the hallway, ensuring ample space for all your belongings. The ground floor also features a 'Jack and Jill' ensuite bathroom, providing seamless access for added convenience and privacy.

On the first floor natural light floods into the large sunny sitting room through wall-to-wall patio doors. Step onto the balcony and be captivated by outstanding sea views, creating an idyllic setting for relaxation and entertainment. The adjacent kitchen with dining area boasts cream 'shaker style' wall and base units, complemented by modern amenities including an integral microwave, wine cooler, fridge/freezer, double oven, and 5-ring gas hob. The utility room, conveniently located off the kitchen, offers additional storage and houses essential appliances such as a washing machine and dishwasher. Double doors open onto a Juliette balcony, further enhancing the bright and airy atmosphere.

On the second floor, three double bedrooms await, each offering comfort and style. Two ensuite shower rooms provide luxurious convenience, with the principal bedroom featuring a Juliette balcony and breathtaking sea views, creating a tranquil sanctuary for relaxation.

#### In Summary:

Experience the epitome of modern coastal living in this exquisite townhouse, where impeccable design and stunning sea vistas converge to offer a lifestyle of unparalleled luxury and comfort.



### Exterior

At the main entrance is a sheltered area thoughtfully designed to provide convenience and functionality. On one side, you will find ample storage space, ideal for keeping your belongings organized and easily accessible. Additionally, there's parking available for two vehicles, ensuring hassle-free arrivals and departures. The sea facing decked patio has space for outside entertaining and dining. This raised area gives unobstructed views over the water and out over the Solent which is complete with mature shrubs that give a tropical air to this delightful relaxing area.

### 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, 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

EPC: C

Council Tax Band: F

Secure private parking for two vehicles

Management cost for communal facilities including maintenance of driveways, gates, cycle storage, bin services, lighting and gardens £517 pa (2024)

Underfloor heating to all rooms

Gas boiler



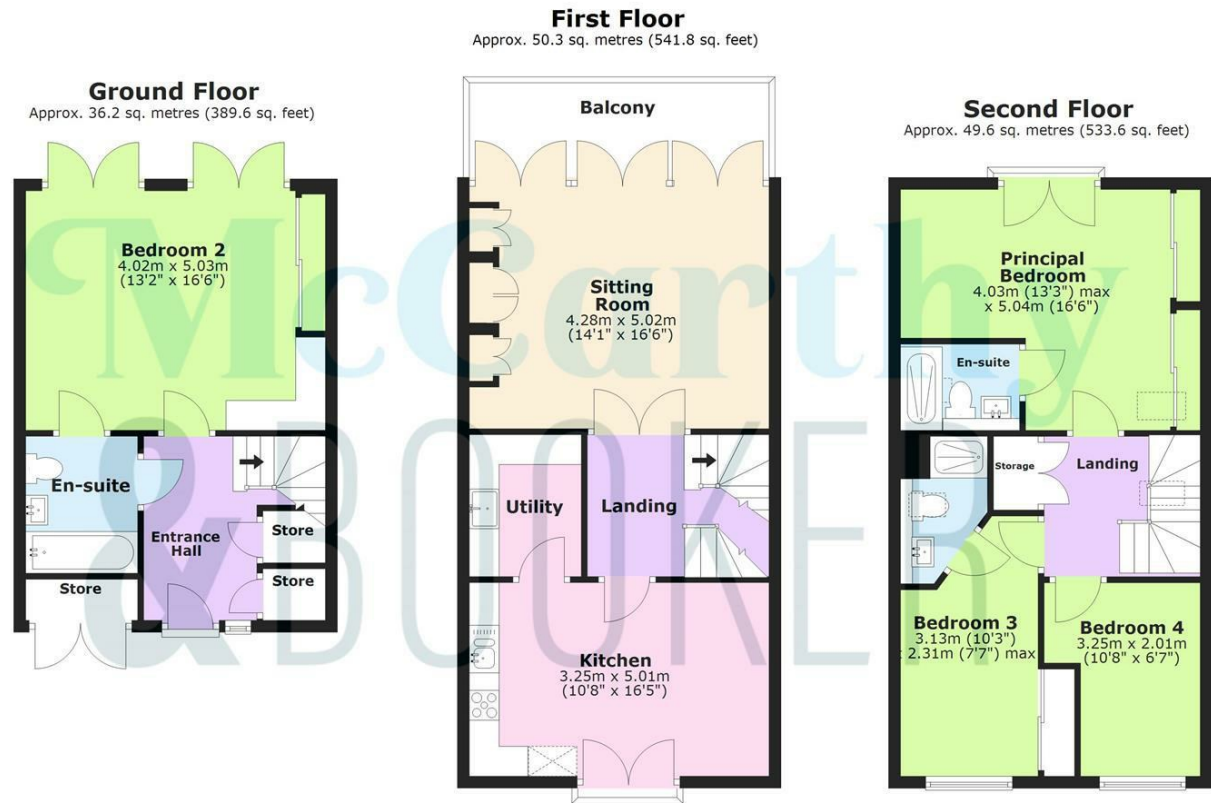
## Viewing

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. 136.1 sq. metres (1465.0 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. Plan produced using PlanUp.

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