



McCarthy  
& BOOKER

8 The Maltings Denmark Road, Cowes, Isle of Wight, PO31 7FQ

**Guide Price £495,000**



In the HEART of CENTRAL COWES, this three storey townhouse is a beautifully maintained and thoughtfully designed home with three double bedrooms, a balcony leading from a large sitting room on the first floor and a very well appointed kitchen, a garage and parking. CHAIN FREE.

#### Immaculate three bedroom townhouse

Located in central Cowes, this townhouse is a beautifully maintained and thoughtfully designed home with a range of attractive features. Set over three floors with a balcony leading from a large sitting room on the first floor and a very well appointed kitchen, it has two generously sized bedrooms on the top level. The ground floor has a third bedroom, cloakroom, utility room and access to the internal garage. A fabulous home or 'lock up and leave' property in a great position in the heart of Cowes, with parking and the bonus of being chain free.

#### Interior

The townhouse is spread over three floors, providing ample space for comfortable living, whether as a permanent home, holiday let or second home. Immaculately presented and maintained home has been improved from its initial purchase with high end features and perfect finishes.

#### Ground Floor:

A bright hallway has white tiled flooring that flows throughout the ground floor leading to the internal garage, understairs storage, cloakroom, bedroom and utility.

The carpeted double bedroom looks out over the courtyard garden and could also be a useful office space. The utility room has direct access to the garden and has been improved with additional white storage units that have space and plumbing for the washing machine as well as space for a tumble dryer. Within this practical and thoughtfully laid out room is also a basin, the water cylinder discretely housed in a cupboard, consumer unit, TV distribution point and stop cock.

#### First Floor:

A large sitting room, with wooden flooring, has French windows giving access to the decked balcony that provides a lovely outdoor space. The kitchen is well-equipped with integrated appliances including a combination microwave oven, dishwasher, fridge freezer, oven and 5 ring gas hob. The stylish gloss cream base and wall units are offset with a black granite worksurface flowing around the room which complements the black gloss tiled flooring. A useful cloakroom can also be found on this floor.

#### Second Floor:

Two very generously sized double bedrooms are on this level with the ability to view the sea from the rear bedroom (a very good sea glimpse!) which also has a modern, fully tiled, ensuite shower room. The final room on this floor is a fully tiled bathroom with a white suite, complete with bath and over head shower.



#### Exterior

The property offers parking on the driveway at the front.

The block paved rear garden is very low maintenance with sleepers forming a raised planting area across the width of the property. Filled with mature plants, making it a delightful outside spot to relax, rest or entertain.

#### Garage

A large clean space with an electric door to the parking area and a convenient internal door into the main property. This could be an alternative storage space or, subject to any necessary planning permissions, possibly integrate it into the home to make a downstairs suite or further bedroom.

#### 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.

#### Further Information

Tenure: Freehold

EPC: C

Council tax band: E

Pets allowed

1/3 of refuse bin area (no 6,7,8) included in purchase

Management company maintains the shared part of the block paved driveway and tarmaced area - charge of £250 pa

Well insulated loft

All rooms with TV/phone sockets



## 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.

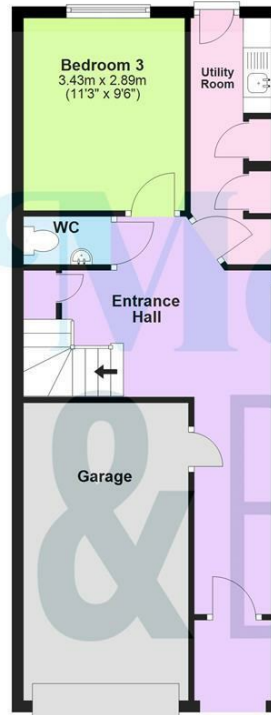
## Disclaimer

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. 53.2 sq. metres (572.8 sq. feet)



### First Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



### Second Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 158.8 sq. metres (1708.9 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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