

McCarthy  
& BOOKER



Garden Flat, Forest View, 14 Cliff Road, Cowes, Isle of Wight, PO31 8BN

**Guide Price £595,000**





Stunning 3 bedroom garden apartment boasting an abundance of Victorian charm, fantastic Solent views, delightful private garden and views. VIEWING ESSENTIAL!

#### Unique three bedroom garden flat

Within a period property crafted by the renowned architect Robert Nash, this garden flat stands out as a gem among its peers. Offering a rare combination of historical charm and contemporary comfort, this residence has spectacular sea views from the fabulous garden area and decked terrace. Including three bath/shower rooms, a beautiful bright and airy sitting room and a modern kitchen. There is parking for one vehicle, an EV charger and a bonus of it being chain free.

#### Interior

The communal hallway leads to the entrance door of The Garden Flat. This area is newly upgraded and carpeted as well as being redecorated.

As you descend the stairs from the entrance door, guided by a chic rope handrail, you enter into a contemporary haven of comfort and style but with all the charm and period detail of a Victorian home. Beautifully presented, every room is decorated to a high standard. The sleek and modern kitchen, featuring grey gloss wall and base units, add a touch of contemporary elegance. The integrated appliances, including a low-level fridge, freezer, microwave, oven and gas hob, all ensure seamless functionality. The white marbled work surface and matching splashback provide a luxurious backdrop. There is space for a breakfast table and chairs for convenience.

This residence offers three double bedrooms, each meticulously presented to provide a haven of relaxation. The principal bedroom has been thoughtfully configured to include an ensuite shower room and a dressing room. Wide French doors open onto the terrace, inviting in abundant natural light and framing panoramic views of the surrounding seascape.

An impressive large, bright sitting room boasts an abundance of character features including high ceilings, deep skirting boards and cornicing. There is an attractive feature fireplace with electric fire. The doors from here open out to the raised decked area and garden with its fabulous Solent views.

All three modern bath/shower rooms, including the ensuite in the principal bedroom, and also an ensuite to a further double bedroom, are impeccably designed and appointed with contemporary fixtures and fittings, these bathrooms offer a sanctuary for relaxation and rejuvenation.

#### In Summary:

This garden flat gives you modern coastal living, seamlessly blending contemporary design with timeless elegance. From the stylish kitchen to the beautifully presented bedrooms and luxurious bathrooms, every aspect of this residence has been crafted with meticulous attention to detail.





### Exterior

Among the four flats in the development, this property stands alone in its possession of a private garden oasis. Newly decked, this outdoor sanctuary provides unparalleled views of the ever-changing seascape of the Solent and beyond.

The decking area has been thoughtfully designed to maximize both utility and aesthetics. Ample storage space beneath the deck ensures that outdoor essentials are kept secure and accessible. Meanwhile, the strategically placed glass panels preserve the breathtaking views and uninterrupted panoramas, allowing one to feel truly immersed in this peaceful outdoor space.

Mature plants and bushes frame the well tended lawn, creating a verdant backdrop for relaxation. In addition is a further paved terrace provides additional options for outdoor living. Whether lounging in the sun-drenched garden or hosting gatherings with friends and family, there is no shortage of inviting spaces to enjoy.

At the front of the property is an allocated parking space and an EV charging point.

### 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: Leasehold with quarter share of freehold, 999 years from 2001

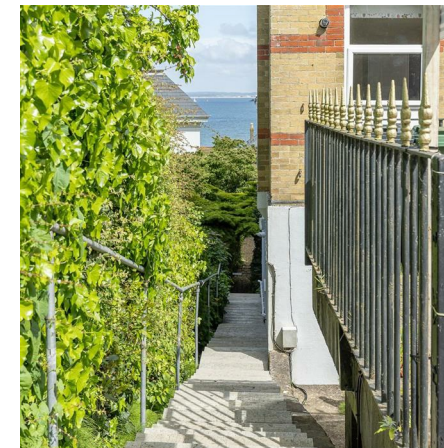
No ground rent

Holiday lets permitted

Pets by consent

EPC: D

Gas central heating





## 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.

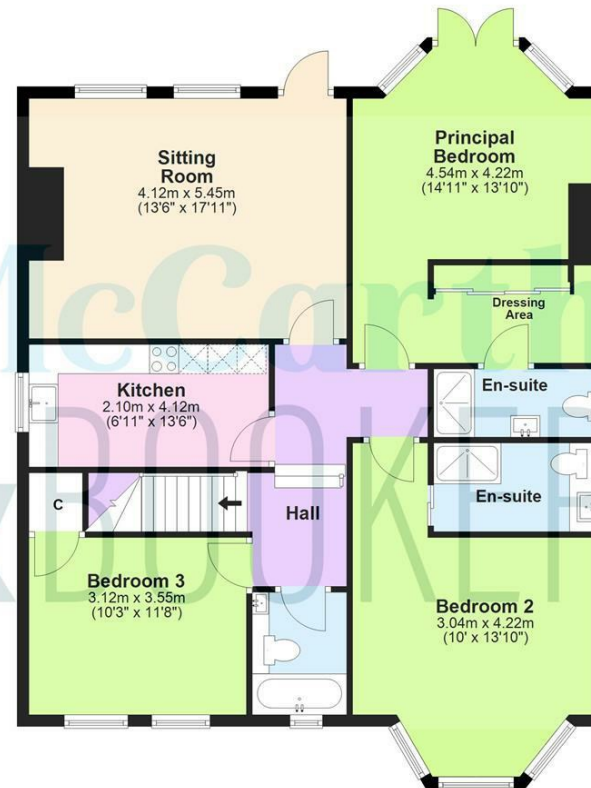
## Disclaimer

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. 107.1 sq. metres (1153.0 sq. feet)



Total area: approx. 107.1 sq. metres (1153.0 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.

Flat 1, 14 Cliff Road, Cowes, PO31 8BN