

McCarthy  
& BOOKER



Waterfront House 76 High Street, Cowes, Isle of Wight, PO31 7AJ

**Guide Price £1,235,000**



A SUBSTANTIAL duplex apartment situated in CENTRAL Cowes, with DIRECT WATER ACCESS and stunning Solent views from the roof garden, balcony and waterfront terrace. GUIDE PRICE INCLUDES SHOP BELOW, on BUSY HIGH STREET with 109m2, with KITCHEN and RESTROOM.... CHAIN FREE

#### Waterfront House

Occupying a sought after, and rarely available, location on Cowes waterfront and offering superb Solent and harbour views from most rooms and all outside spaces. The views from the roof terrace are spectacular!

The building was totally refurbished in 2009, resulting in new electrical, plumbing and heating systems as well as the rooms being reconfigured to offer the most of the views and light. The waterfront terrace gives direct access to the water and with a mooring buoy currently allocated to Waterfront House at an annual charge of £69.74 per meter per annum (maximum 7m).

The apartment can either be accessed via a communal landing on the first floor to the open plan living/dining room, or by its own private entrance on the ground floor which opens to the large utility area with internal stairs to the first floor (see floorplan). Storage wouldn't be a problem as the apartment has an extensive basement area.

SHOP of 109m2 on BUSY HIGH STREET included in sale, currently on 3 year tenancy with fabulous Cowes Gallery, BUSINESS NOT AFFECTED. MORE INFORMATION ON REQUEST

This stunning duplex apartment comes to the market CHAIN FREE and viewing is strongly advised.

#### 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.

#### Approaching The Property

Waterfront House is situated in the popular Old Town of Cowes and the duplex apartment is situated above an art gallery. As previously mentioned, Waterfront House has the benefit of two entrances, one on the ground floor with a door opening to the large utility area and the more formal entrance (on the first floor) is via a separate communal door on the ground floor with stairs leading up to the first floor landing. From here is a further flight of stairs up to the roof terrace, this is the entrance for the roof terrace and PANORAMIC HARBOUR VIEWS!



#### Ground Floor

Access is via the rear door and opening into a large tiled lobby with storage and space for outdoor paraphernalia, there is a staircase leading up to the first floor, doors to the outside lower terrace and a further passageway. Off this corridor is a second kitchen and utility area which is a huge bonus when entertaining on the large waterfront terrace. This room has a range of cupboards with a work surface over the integral fridge and dishwasher and space/plumbing for washing machine and dryer. In addition, on this floor, there is a cloakroom, a fully tiled wet room and two incredibly bright spacious double bedrooms (one with built in wardrobes) and amazing Solent views that can be enjoyed from your bed!

#### Basement

A HUGE basement (approximately 393sq.feet) is an ideal storeroom for bikes and any sort of watersport equipment: paddle boards, kayaks etc. The entrance is via the lower waterfront terrace and this area also gives you immediate access onto the water itself.

#### First Floor

A smart communal stairwell (shared with one other apartment) leads to the first floor landing and the main entrance door to Waterfront House. This opens to a stunning open plan sitting/dining room with direct views over the Solent. Two sets of tri-fold doors open onto the decked balcony, again with great views. An electric awning opens to cover the entire balcony which provides shade as well as protection from the elements. There's also a wall mounted heater to extend the use of the balcony on chilly evenings.

Also spreading out from the spacious reception room are two airy and bright double bedrooms complete with ensuite shower rooms and built in wardrobes. A further bedroom, which is extremely versatile and could be adapted into another reception room, has access to the ground floor entrance and is currently a study. There are two double built in wardrobes within this space and direct access into the large fully tiled bathroom with jacuzzi bath and very large walk in shower.

#### OUTSIDE SPACES

This apartment has three generous, and separate outside spaces which is a rare thing in it's location right in the centre of Cowes. On the ground floor there is a large terrace with direct access to the sea- a winch could be sited to launch a dinghy easily, and at low tide a small beach full of sea glass reveals itself! There is a super entertaining terrace accessed from the living area, and the icing on the cake-a large roof terrace (approx 775sq.ft) that offers outstanding views of Cowes harbour and the Solent beyond. Accessed via a private staircase from the communal first floor landing and served by power, water and lighting, with a stainless steel balustrade and glazed panels surrounding it on 3 sides. The roof terrace is a great place to entertain and gets full exposure to the sun throughout the day and there are few places with equal vistas in Cowes.

#### SHOP

Currently rented to Cowes Gallery, a beautiful shop area of 109 m2 and excellent window space and frontage on to busy Cowes High Street. With remainder of a 3 year tenancy to run, includes kitchen and restroom. POSSIBILITY OF LEASE TO BE INCLUDED IN SALE, ask for details.



## OUTGOINGS

The VOA shows a rateable value of £17,500. All enquiries should be made direct to the Valuation Office Agency.

## Further information

Tenure: Leasehold remainder of 999 years from 2009 (LEASE CAN BE INCLUDED IN THE SALE PLEASE ASK FOR DETAILS)

EPC: C

Council tax band: E

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.



Total area: approx. 421.3 sq. metres (4535.3 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced by [www.drawmeafloorplan.co.uk](http://www.drawmeafloorplan.co.uk), part of Valerien Property Services Ltd. Plan produced using PlanUp.

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