



8 Sun Hill, Cowes, Isle of Wight, PO31 7HY

**Guide Price £450,000**



This 3 bedroom property is conveniently situated in the sought after area of Old Town Cowes, a very short stroll from the town centre. The house has the added benefit of off road parking, a rare find in the this part of Cowes and outside area and balconies. Viewing is highly recommended to appreciate what this well presented house has to offer.

#### An enchanting 3 bedroom cottage in Old Town Cowes

This beautifully presented home is over three levels with a stylish modern kitchen/dining area that has double doors opening to its outside space. A further dining room, which could also be utilised as a sitting room, has lots of charm as does the whole property. There is plenty of storage throughout the building and with a ground floor cloakroom, a top floor cloakroom and two shower rooms, this a practical and thoroughly well planned out home. The first floor bedrooms have either a balcony or terrace and with off road parking, a huge bonus, this is a rare find in Old Town Cowes. The property is being sold chain free.

#### Interior

A charming end of terrace period cottage which has delightful features throughout but with additional modern conveniences. Tastefully decorated in soft tones, this home is bright and airy but retains its cosy and homely feeling.

#### Ground Floor:

The lobby, with stained glass window, leads to a useful cloakroom and into the delightful kitchen/dining area. A brand new kitchen fitted in January 2024 has Shaker style wall and base units in a bespoke 'Antique Rose' colour which also form an island, with induction hob and downdraft extractor fan situated inside the storage cabinets. Included are intergrated appliances - a dishwasher, washing machine, fridge freezer and a slide and hide Neff oven. A walk in pantry and storage area is cleverly hidden from view and is found through the double doors. The oak worksurfaces compliment the wooden flooring and flow around the many storage cupboards. There is a step up to the dining area that has double glass doors and clear panels that allows the light to flood into the room. A separate dining room, which could be a sitting room or office, has stripped floorboards and a built in cupboard.

#### First Floor:

Two double bedrooms are on this level, the generous sized principal bedroom with doors opening onto a balcony, two built in cupboards and an ensuite shower room. The second has an ensuite shower room and access to the terrace.

#### Second Floor:

Within the hallway is a cupboard that gives plenty of storage and from here is further under the eaves storage.

A double bedroom, with ensuite cloakroom, has a window giving views of the town and out to the harbour and sea views.



#### Exterior

At the fore of the property is an extremely convenient parking space with a decked terrace above, giving some shelter from the elements. This decked terrace has the benefit of electric power and an outside tap, a delightful and practical outside area for relaxation.

The rear outside space has lovely views out to the Old Town and of the harbour.

#### 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

Broadband: maximum possible WightFibre

Tenure: Freehold

EPC: E

Council tax band: C

Gas central heating via Vaillant boiler

Approved planning permission to extend balcony on first floor and install balcony on second floor



## 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.

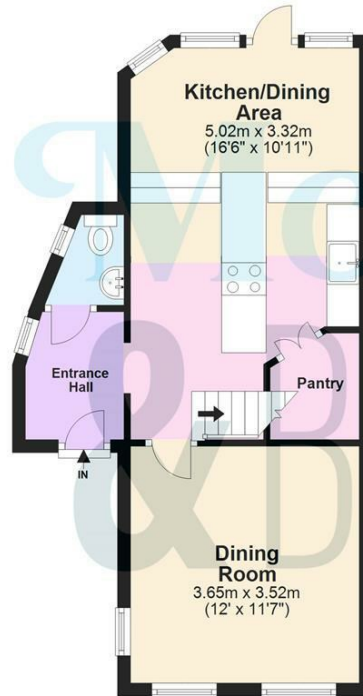
## Disclaimer

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.

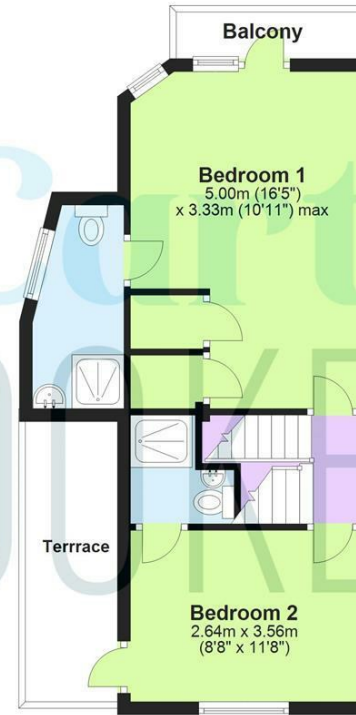
### Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



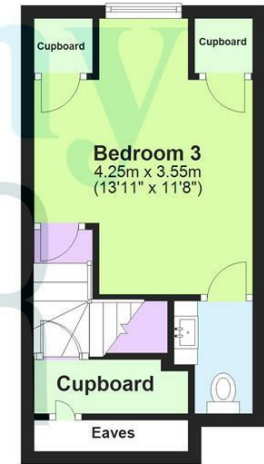
### First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



### Second Floor

Approx. 22.0 sq. metres (236.6 sq. feet)



Total area: approx. 107.5 sq. metres (1157.1 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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