



Sun Hill Cottage, 26 Sun Hill, Cowes, Isle of Wight, PO31 7HY





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## A delightful three bedroom character cottage

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## Interior

A character cottage with a wealth of features which gives a cosy and agreeable atmosphere.

## Ground Floor:

This open plan level is charming and cosy. The sitting and dining area has a whitewashed feature fireplace with terracotta tiled hearth, built in low level cupboards as well as an understairs cupboard.

The kitchen looks out to the courtyard and has space and plumbing for a slimline dishwasher and washing machine, fridge/freezer as well as having an oven and four ring gas hob. Access to the rear of the property is through the quaint stable door.

## First Floor:

Two double bedrooms can be found on this floor, both with built in cupboards/wardrobes. Between these two rooms is a shower room with a concealed cistern and vanity unit with basin. Views of The Medina from first floor rear double bedroom.

## Second Floor:

A large double bedroom with double aspect windows, one out towards the harbour with sea views, and an ensuite shower room.

## Exterior

Adjacent to the rear of the property is a small paved sitting area with climbing roses and shrubs. Across from the property, in the gated courtyard, is the allocated parking space and a gate to the private sunken garden. Within this peaceful area is a good sized paved outside space with mature trees and plants around the perimeter and a garden store at one end, a lovely area to relax and enjoy this garden oasis.

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### Guide Price





### 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: D

Gas central heating via Baxi 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.

