McCarthy & BOOKER

3 Tides Reach, Cowes, Isle Of Wight, PO31 7NU

Guide Price

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Super 3 bedroom apartment with harbour views, 5m MOORING and PARKING. Viewing recommended!!

3 Tides Reach

Welcome to 3 Tides Reach, a spacious and well-appointed three-bedroom apartment offering an exceptional waterside lifestyle in a prime central location. Boasting harbour views, generous living spaces, and the rare benefit of a private mooring entitlement and a dedicated parking space, this property is perfect for those seeking a coastal home with unparalleled convenience.

Inside, the apartment offers a well-designed layout featuring a bright and airy open-plan living and dining area, ideal for entertaining or relaxing while enjoying the views. A separate kitchen provides a functional and well-equipped space. The property benefits from three bedrooms, including a principal bedroom with an en-suite, as well as a family bathroom.

A standout feature of this home is the large balcony, offering the perfect spot to soak in the harbour views and enjoy the coastal atmosphere. Adding to its exclusivity, the apartment comes with shared ownership of a private pontoon, entitling the owner to a 5-metre mooring space, a highly sought-after asset for boating enthusiasts. A private parking space further enhances the convenience of this fantastic property.

Further Information

Share of Freehold, with brand new 999 YEAR LEASE
Service Charge: £1850
Mooring: £500

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.

Living/Dining Room

18'8 x 17'3

Bedroom One (including ensuite)

17'2 x 10'6

Bedroom Two

12'10 x 11'9

Bedroom Three

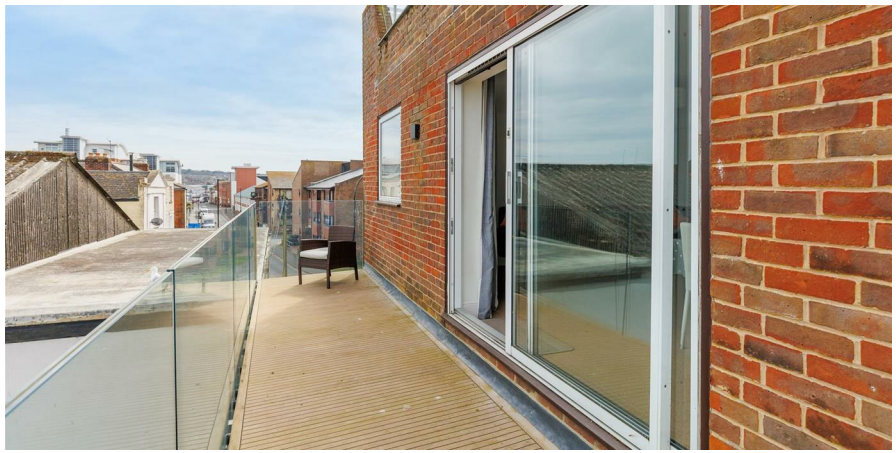
12'9 x 7'7

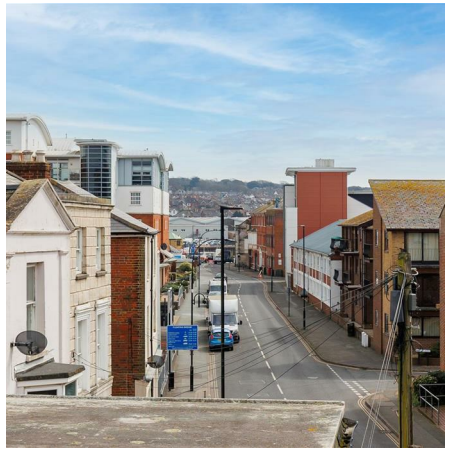
Kitchen

10'1 x 5'3

Family Bathroom

8'5 x 5'1





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.

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