



4 Claremont Place Sun Hill, Cowes, Isle of Wight, PO31 7JA



NEW PRICE This 2 bedroom character cottage is situated in a sought after location a short stroll into Old Town Cowes. Viewing is recommended to appreciate what this delightful cottage has to offer.

A Victorian terraced two bedroom cottage

Located in the heart of Old Town Cowes yet amazingly tranquil, this cosy cottage has two bedrooms, kitchen, shower room and sitting room. A very short walk to all of the amenities that Cowes has to offer including the Red Jet terminal. Perfect as a lock up and leave or holiday let.

Interior

With ample amounts of character this charming cottage packs in everything a couple needs and is being offered chain free and ready to move into.

Ground Floor:

A traditional wooden stable style entrance door opens to a charming sitting room that has an original style feature fireplace, built in cupboards each side of the chimney breast and recently installed oak flooring. Light floods in through the sash windows and looks out to the small courtyard at the fore of the property.

The 'farmhouse' style kitchen has a range of hand built storage units with a tiled work surface, fitted extraction fan, electric oven and four zone induction hob and space/plumbing for a washing machine.

Under the stairs are useful storage cupboards, a pantry and space for a low fridge/freezer.

At the rear of the property is a recently refitted shower room including new sky lights and flat roof and a large tiled shower cubicle, modern glass vanity unit with basin and wc.

First Floor:

Turned stairs lead to a small landing with doors off to both bedrooms. Within the stairway is a Worcester combination boiler.

The front bedroom is a pretty double room, with built in wardrobe and sash window overlooking the courtyard garden and an original feature fireplace.

At the rear is a single bedroom or office with sash window.

4 Claremont Place Sun Hill, Cowes, Isle of Wight, PO31 7JA Guide Price



Exterior

The cottage is approached via a gravelled path off Sun Hill, with number 4 being the last but one cottage in the row. In front of this pretty cottage, with a gorgeous wisteria climbing around, is access to an outside area surrounded by shrubs and flowers. There is a brick built bbq and access to paved area.

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 you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Freehold

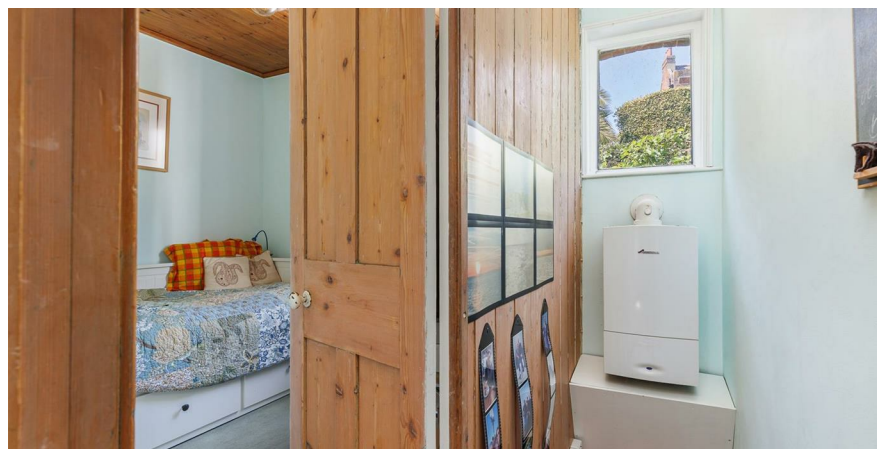
EPC: D

Council tax band: A

Mains gas, electricity, water and sewerage

Gas central heating via Worcester boiler

Fibre broadband available



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.

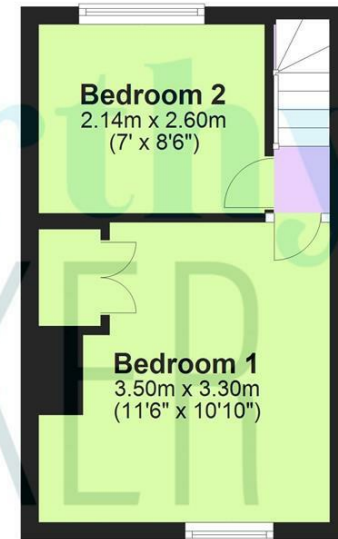
Ground Floor

Approx. 23.0 sq. metres (247.7 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.8 sq. feet)



Total area: approx. 42.0 sq. metres (452.5 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 other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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