



14b Shooters Hill, Cowes  
£198,000

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This beautifully presented, bijou residence is a bit of a hidden gem. It is tucked away in the heart of the town centre, literally on the doorstep of all the excellent bars, restaurants and shops. It is set behind Coast and offers a stylish open plan living area with the gorgeous kitchen off to one side and access to the chic shower room on the ground floor, whilst upstairs, there are two double bedrooms with rear velux windows set to the sloped ceilings. It is warmed by modern gas central heating, has double glazing and is currently run as a very successful holiday let through Air BnB. Freehold. Council Tax Band - A. EPC - D-55.

**UPVC double glazed front entrance door to:**

### **Open Plan Living Area:**

23'10" max x 13'9" max (7.26 max x 4.19 max)

A super open plan, flexible living area with UPVC double glazed hi-level windows along one wall. The room provides spaces for seating and dining, with stairs off to the first floor and set to one side is the:

### **Kitchen Area:**

Beautifully fitted with a range of sleek grey fronted units with oak effect worktops and dark blue glass splashbacks. Integrated under counter oven with induction hob over and other appliances include a washing machine;

slimline dishwasher and fridge. Cupboard housing the wall mounted gas fired boiler.

### **Shower Room:**

5'11" max x 5'11" max (1.80 max x 1.80 max)

Fully tiled in white and stylishly fitted with a shower enclosure; modern vanity wash hand basin and WC. Heated towel ladder; inset downlights and UPVC double glazed front window.

### **Turning staircase to:**

### **First Floor Landing:**

With sliding doors to:





### Bedroom One:

11'9" max x 11'9" max (3.58 max x 3.58 max)

A light, pretty room decorated in blue colours with panelled, sloped ceilings and funky "shabby chic" wooden style flooring. Velux window to rear.



### Bedroom Two:

11'9" max x 8'9" (3.58 max x 2.67)

A second double room, decorated to match the main bedroom with velux window to rear.



### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

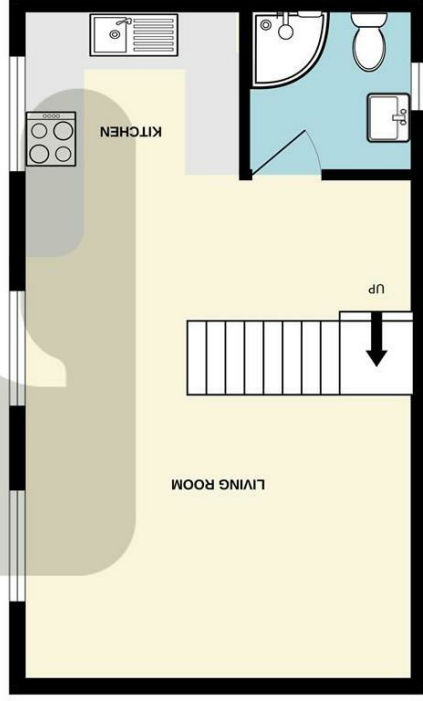
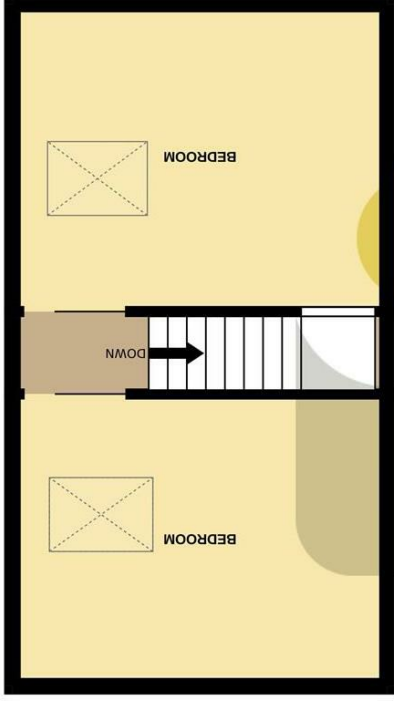


Pop in for a chat  
 Megan Baker Estate Agents  
 128 High Street Cowes Isle of Wight PO31 7AY  
 meganbakerestateagents.com

Arrange a viewing  
 Call us on 01983 280555  
 Email: hello@meganbakerestateagents.com  
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
89	55
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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