





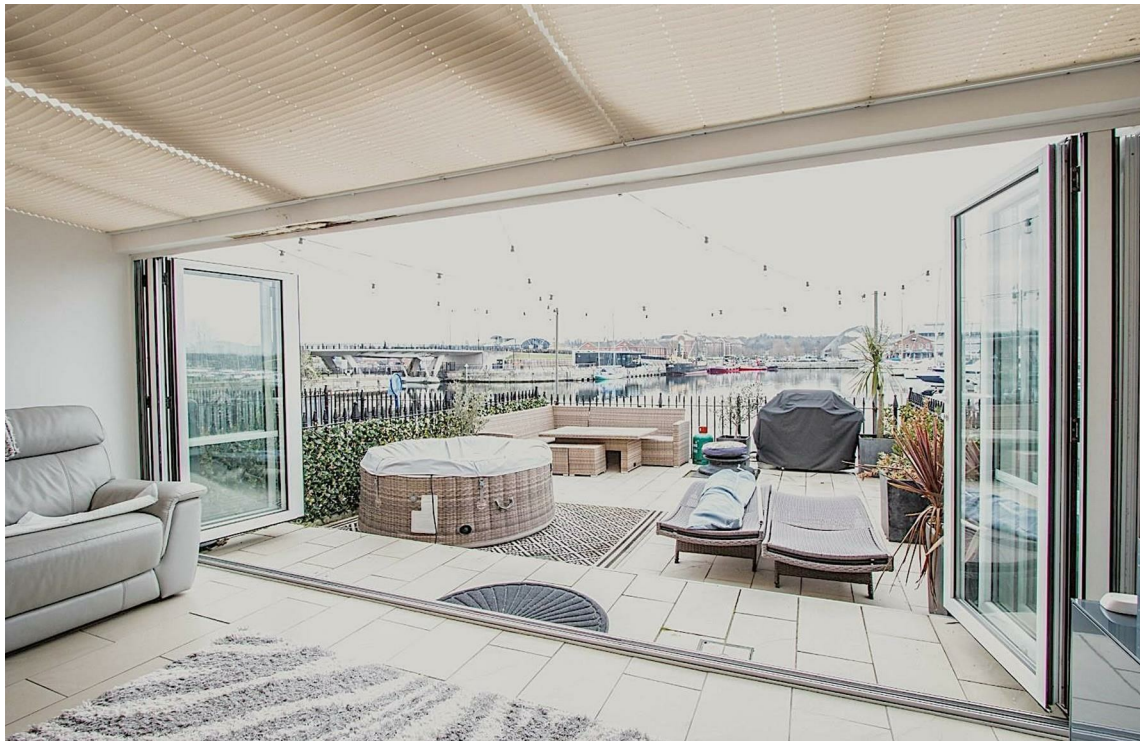
**** ANOTHER PROPERTY SOLD BY ISLAND HOMES **** A FOUR BEDROOM HOUSE SITUATED IN A WONDERFUL SOUTH BACKING WATERFRONT LOCATION ON ST. MARY'S ISLAND, DIRECTLY OVERLOOKING THE YACHTS IN THE MARINA AND OFFERING A SUPERB OPEN PLAN LIVING SPACE TO THE GROUND FLOOR. A RARE OPPORTUNITY AND NO CHAIN.

This four bedroom house is situated in one of the prime locations on St. Mary's Island, facing directly south and offering wonderful panoramic views across the boats within the marina.

The accommodation around 1608Sq Ft has been altered from the original build, as the ground floor has now been opened up to provide a superb open plan living space that measures 5.78m x 5.01m, with full width bi fold doors that really take advantage of the south backing sun trap location. There are fitted units plus further full height storage units, with large built in fridge freezer, and double electric oven, five ring gas hob and cooker hood above. There is a cloakroom with a white suite and a separate utility room 2.45mx 1.61 and this offers built in dishwasher, tumble dryer and washing machine.

The first floor accommodation provides an L shaped living room and this measure 6.05m x 5.03m max, with a feature gas coal effect fire, Juliet balcony and stunning views across the marina. Also on this floor is the second bedroom and a further shower room. The bedroom is L shaped, measures 4.38m x 3.43m and offers a double wardrobe.

The top floor has the master bedroom that measures 4.38m x 4.24m, with built in wardrobes and wonderful panoramic views, plus an en suite shower room. There are two further bedrooms, both measuring around 3.50m x 2.50m, plus the family bathroom with a white suite.



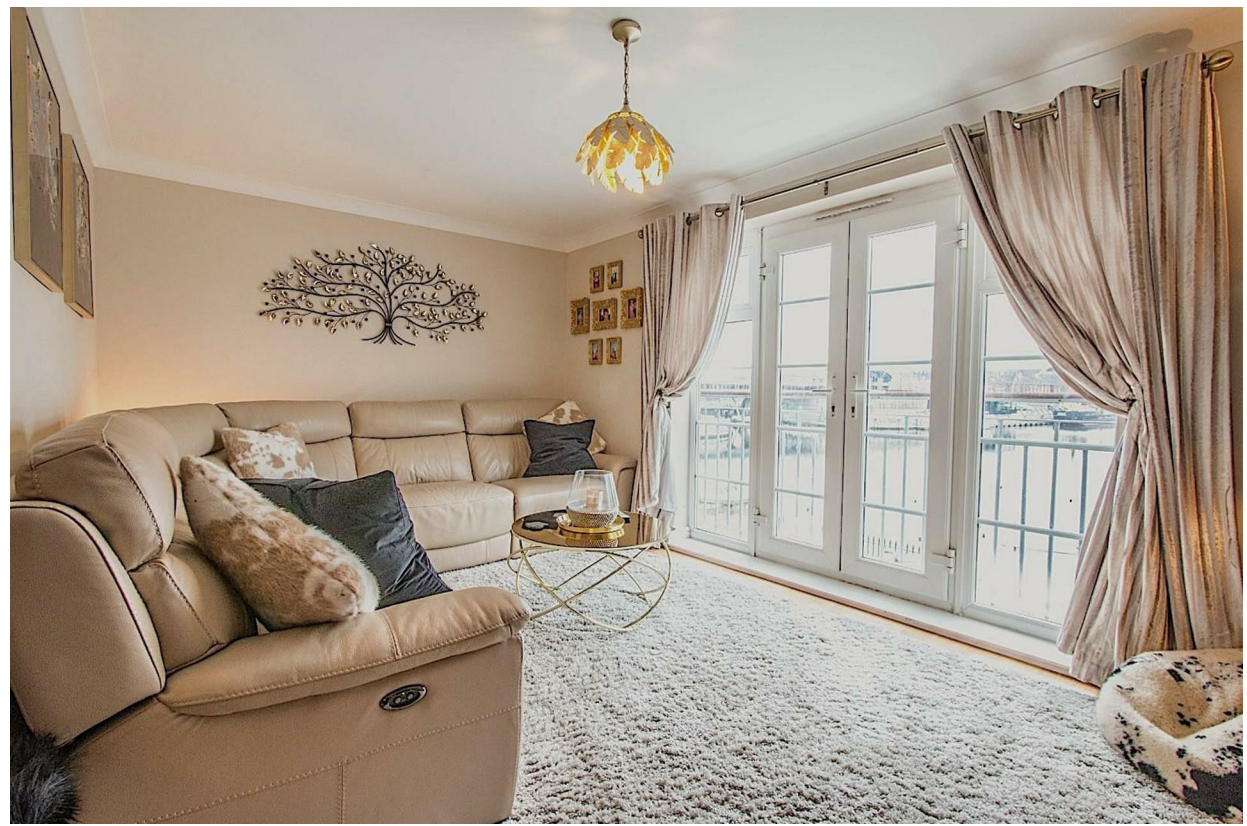
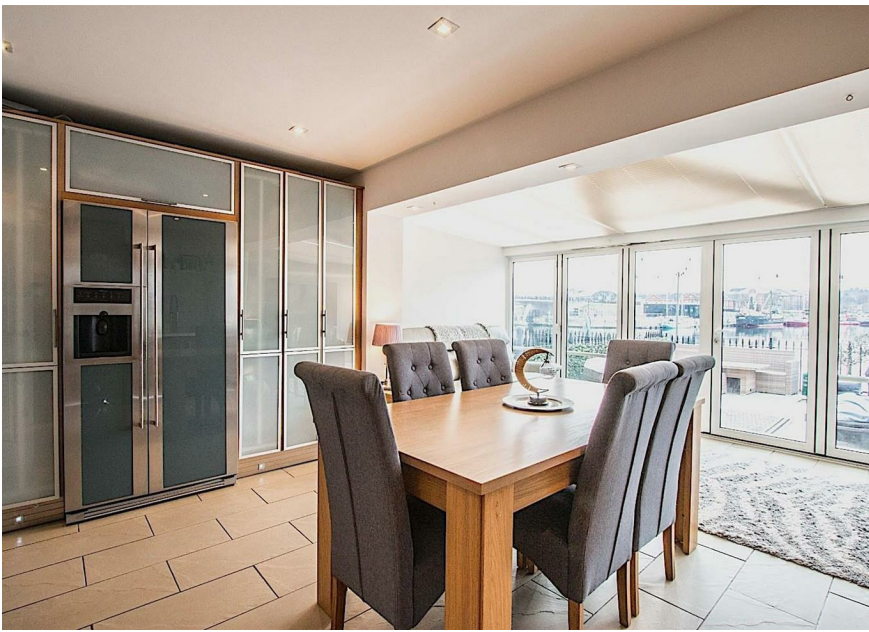
The patio garden is a real feature of these properties as it back fully south and offers those panoramic views across the marine.

There is an integral garage with further parking for two vehicles.

A new boiler was installed in 2023.

We currently await a floor plan for this property.





- Superb Waterfront Location St. Mary's Island
- Panoramic Views Across The Marina
- Fully South Facing Sun Trap Garden
- Open Plan Ground Floor Living Space
- First Floor Living Room with Wonderful Views
- Top Floor Master Bedroom with Views
- Two Shower Rooms Plus Family Bathroom
- Integral Garage plus Parking for Two Vehicles
- Just Minutes from Cinema, Restaurants and Bars
- Offered with No Chain

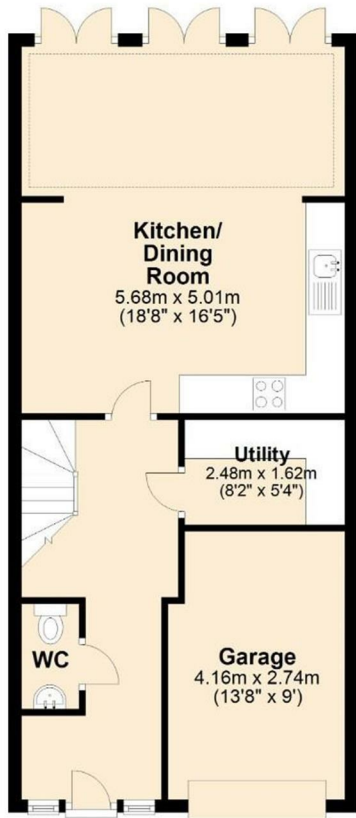


THE AGENT ON THE QUAYS

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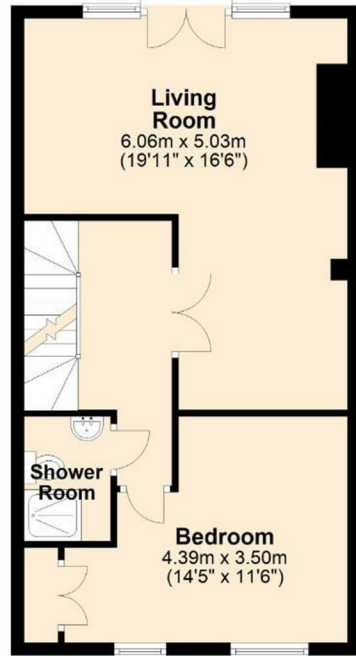
Ground Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



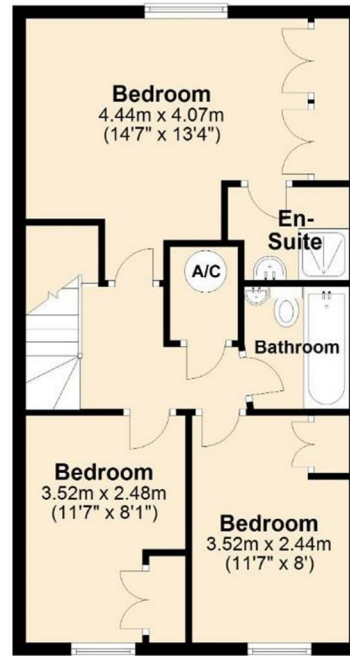
First Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



Second Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 155.2 sq. metres (1671.0 sq. feet)
For illustration purposes only - not to scale

