

# 1 Balfour Mews

46a Mill Hill Road, Cowes, Isle of Wight PO31 7EG



£310,000  
FREEHOLD



Set in a tucked away, prime position near to Cowes seafront and mainland travel links, this beautiful end-terrace townhouse comes complete with private parking, a wraparound garden and contemporary décor.

- Three-bedroom, end-of-terrace townhouse
- Envidable position close to seafront and vibrant town centre
- Private driveway and courtyard parking
- Enclosed rear garden with decking and lawn area
- Well-presented throughout in a soft, neutral scheme
- Family bathroom plus ground floor cloakroom
- Open-plan kitchen/diner with modern fitted kitchen
- Double-glazing and gas central heating
- Mainland travel links within walking distance
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 2012 and now on the market for the first time ever, this fantastic home offers all of the efficiency of a modern building which combines with beautiful presentation and a mix of fresh, contemporary décor and high-quality finishes throughout. The property offers a flowing layout and a light, bright ambience, with two sets of French doors connecting to separate decked terraces and providing lovely garden views from the reception rooms. The proximity to the sea is immediately evident on the first-floor, with rooftop views to The Solent from the landing and primary bedroom. Accommodation comprises a welcoming entrance hall, open-plan kitchen/diner, spacious living room and a cloakroom on the ground floor, with a gallery landing, three bedrooms and a family bathroom on the first floor.

Tucked away in a quiet mews, set back from popular Mill Hill Road, this fabulous home boasts an enviable position, just moments away from the bustling seaside town of Cowes. A magnet for the sailing community, each year Cowes plays host to the world-famous Cowes Week and is also the starting point for the Round the Island Yacht race. The property is in close proximity to boutique shopping, independent restaurants, and the bars and cafes that Cowes has to offer, along with a wonderful promenade which stretches all the way to glorious Gurnard. Cowes also benefits from a high speed 'Red Jet' ferry service to Southampton, conveniently located within easy walking distance from Balfour Mews, and there is a regular vehicle ferry service from East Cowes, just a short tip away via the 'floating bridge' over the River Medina.

### **Welcome to 1 Balfour Mews**

From Mill Hill Road, a private, block paved driveway leads into the mews courtyard, which provides residents and visitor parking. No. 1 is set at the end of the mews, with a well-presented yellow-brick façade and crisp white UPVC windows and door creating a welcoming entrance.

### **Entrance Hall**

*extending to 11'0" (extending to 3.37m)*

The spacious entrance hall creates a fabulous first impression, with contemporary soft grey walls, fresh white woodwork and trim and a modern grey carpet. Panel doors lead into the kitchen/diner, living room, cloakroom and to a useful coat cupboard, and stairs lead to the first-floor.

### **Kitchen/Diner**

*14'0" x 8'10" (4.29m x 2.70m)*

The open-plan kitchen/diner is a social space at the heart of the home. A stylish kitchen comprises a mix of base and wall cabinets, complete with natural wood-laminate doors and complemented with a contemporary tile splashback, sleek dark worktops and white walls. Integrated appliances include a fridge, freezer, electric oven, hob and extractor and a dishwasher, and there is space and plumbing for a washing machine. An inset sink and drainer has a swan neck mixer tap and is set beneath a window to the front aspect, looking over the mews courtyard, and the kitchen is also home to a Vaillant combi boiler. Dark vinyl flooring is both practical and attractive, and flows from the kitchen into the dining space. The dining area has plenty of space for a table and chairs, and also benefits from French doors to a decked terrace, really connecting inside and outside spaces.

### **Living Room**

*13'9" x 10'9" max (4.21m x 3.30m max)*

Spacious and light, the living room has a window looking over the rear garden and a pair of French doors, which lead onto a second decked terrace, and combine to fill the room with natural light. The soft grey décor and grey carpet continue, and the living room also has a door to a large understairs cupboard which provides useful storage.

### **Cloakroom**

Conveniently positioned on the ground floor, the cloakroom has a window to the side aspect with frosted glass for privacy, fresh white décor with a dark vinyl floor, and white sanitaryware comprising a pedestal basin with a mixer tap, tiled splashback and fitted mirror over and a modern low-level WC.



### **First-Floor Landing**

*extending to 15'7" (extending to 4.75m)*

A characterful turning staircase leads up to the first-floor gallery landing, which has a window providing a lovely view to the front aspect, over the rooftops of Cowes and on to the busy Solent beyond. There is a hatch to access the loft and doors to all three bedrooms, to the family bathroom and to a useful cupboard. The soft grey décor, fresh white woodwork and modern grey carpet continue on the landing and flow through into all three bedrooms.

### **Bedroom One**

*14'0" x 8'10" (4.29m x 2.70m)*

The primary bedroom is a good-size, and has double aspect glazing, with windows to the side and to the front, with a rooftop and sea view.

### **Bedroom Two**

*10'8" x 7'3" (3.26m x 2.22m)*

Another good-size bedroom, with a window to the rear aspect with a view over the rear garden.

### **Bedroom Three**

*7'2" x 6'0" (2.20m x 1.85m)*

The third bedroom, which would also make a wonderful study or dressing room, is well proportioned and light, with a window to the rear aspect.

### **Family Bathroom**

Expertly designed to make the most of the space in this room, the family bathroom has a window with frosted glass for privacy, a heated chrome towel rail and a dark vinyl floor. A white suite comprises a full-size bath with a shower over, complete with a glass screen, a pedestal basin with mixer tap, tiled splashback and large fitted mirror over, and a matching low-level WC.

### **Outside**

To the front, the block paved courtyard provides plenty of parking for residents and visitors. A useful side path leads to a gate to the rear garden, which enjoys a south-facing aspect and is enclosed by a characterful old-brick wall with neighbouring mature trees enhancing privacy. Two sun decks create perfect outside seating and dining areas, and are positioned to enjoy the best of the sun throughout the day.

1 Balfour Mews presents a fabulous opportunity to purchase a modern home, well maintained and presented throughout and set in an extremely desirable location in the heart of Cowes. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

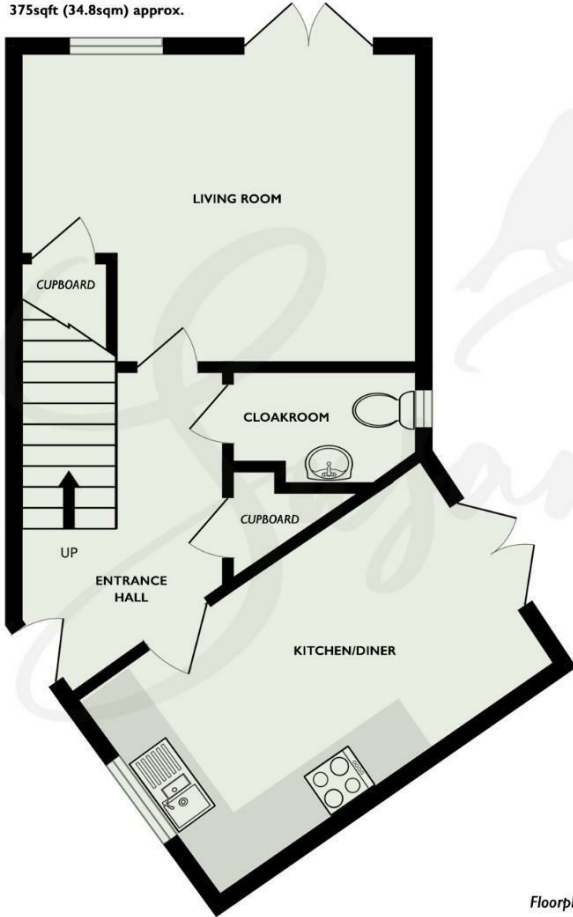
Council Tax Band: B

Services: Mains water, gas, electricity and drainage

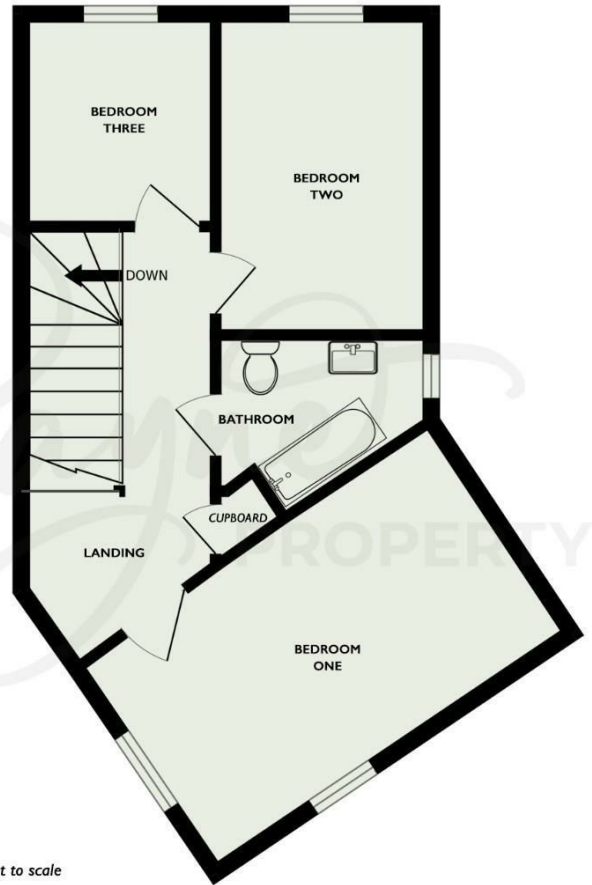
Estate Charge: There will be a small estate charge to cover the cost of maintenance of the communal driveway and surrounding planting (cost TBC).



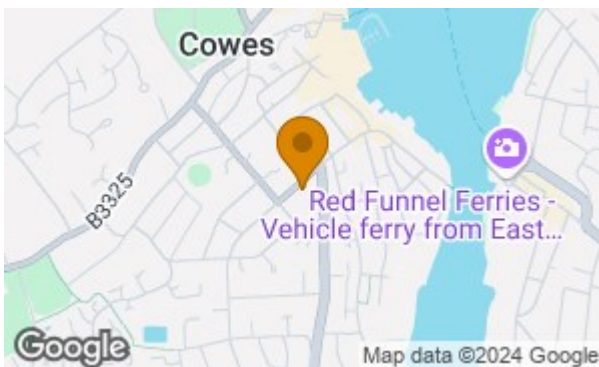
**Ground Floor**  
375sqft (34.8sqm) approx.



**First Floor**  
375sqft (34.8sqm) approx.



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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