



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

180, Mill Hill Road

Cowes, Isle of Wight PO31 7EN



£250,000
FREEHOLD



Conveniently positioned for local amenities, this charming semi-detached two-bedroom home is well-presented and comes complete with a stunning, long rear garden with a summerhouse.

- Redecorated in a fresh white scheme throughout
- Beautiful, well-established gardens front and rear
- Light and bright, with an abundance of glazing
- Gas central heating and double-glazed windows
- Potential to add parking, subject to consent
- Short walk to high-speed mainland ferry links
- Two double-bedrooms and two reception rooms
- Full of character with some period features
- Promenade, town-centre and schools nearby
- 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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Arranged over two floors, this family home provides a flowing floorplan which makes the most of the available space. A neutral interior provides a blank canvas for a new owner, with fresh white walls and stripped pine/painted floorboards throughout providing a feeling of continuity and enhancing the natural light. Accommodation comprises a welcoming entrance lobby, living room, dining room and kitchen on the ground floor, with two double bedrooms and a family bathroom on the first floor. Outside, there are well-established gardens front and rear, and there is a side-access path. Direct neighbouring homes have added parking to the front of their properties, and this property could offer the same potential, subject to any necessary consents.

Situated on a popular residential road, the property boasts an enviable position in Cowes which is a magnet for the sailing community and plays host to the annual world-famous Cowes Week as well as being the starting point for the Round the Island Yacht race. The property is just a short stroll to the wonderful Esplanade, boutique shops and convenience stores, independent restaurants, bars, and cafes that Cowes has to offer along with the high-speed Red Jet ferry service to Southampton. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary from where the regular Red Funnel car ferry service to Southampton can be found as well as Queen Victoria's former residence, Osborne House. Just a 10-minute drive or bus ride from the property is the principal town of Newport which also provides a wide range of shops, restaurants and cafes, and some of the Island's top attractions and events.

Welcome to 180 Mill Hill Road

From popular Mill Hill Road, a path leads through the front garden and on to a characterful lattice storm porch, which provides shelter over the UPVC front door and creates a welcoming entrance to the property.

Entrance Lobby

The lobby is a useful space, complete with coat hooks and shelves, and has stairs to the first floor and a period style door leads into the living room. The white décor and stripped pine floorboards start in the lobby and flows through the ground floor.

Living Room

12'6" max x 11'5" into bay (3.82m max x 3.48m into bay)

Light and bright, with a large bay window to the front aspect, looking over the garden and filling the living room with natural light. The room is arranged around a chimney breast which is home to a woodburning stove, set on a tile hearth. A door leads into the dining room.

Dining Room

11'3" x 10'2" (3.43m x 3.11m)

The dining room is well-proportioned and light, with plenty of space for a dining table and chairs, and fabulous French doors which lead onto the sundeck, creating a fantastic inside/outside connection. A chimney breast adds character, and a doorway provides access to the kitchen.

Kitchen

11'2" x 5'4" (3.42m x 1.65m)

With a mix of base and wall cabinets, finished with white doors and complemented by a dark wood-laminate worktop, white tile splashbacks, fitted shelving and a decorative vinyl floor, the kitchen is well designed to maximise the space and light available. A door leads to the side path, and twin aspect glazing provides further natural light. There is an integrated oven, gas hob and extractor, an inset ceramic sink and drainer, complete with a heritage style mixer tap, and there is space for an undercounter fridge and a washing machine. The kitchen also benefits from a large understairs cupboard, which is also home to the meters and electrical consumer panel.



First Floor Landing

The characterful turning staircase has been painted white, and leads to the first floor landing. A window fills the stairwell and landing with light, there is a hatch to the loft, and period panel doors lead to both bedrooms and to the family bathroom.

Bedroom One

16'0" max x 11'5" into bay (4.89m max x 3.48m into bay)

The white décor and painted white floorboards flow through from the landing into the primary bedroom and continue throughout the first floor. Bedroom one has a large bay window to the front aspect, a chimney breast, and also has a deep recess over the stairs which provides fantastic space for a large wardrobe.

Bedroom Two

11'3" x 7'6" (3.44m x 2.31m)

The second bedroom is also well proportioned, and comes complete with a chimney breast and a window to the rear aspect which provides a lovely view of the garden and on to the rooftops and surrounding landscape beyond.

Family Bathroom

8'2" x 8'0" (2.49m x 2.46m)

Generously proportioned, the bathroom comprises a white suite which includes a full size bath with a shower over, a pedestal basin with heritage style taps and a matching low-level WC. The white décor continues, complemented with white tiling, and there is a window to the rear aspect providing plenty of light and a pleasant view. A full-height airing cupboard provides useful additional storage and is also home to the Vaillant combi boiler.

Outside

To the front, the walled garden is a blend of mature planting and shrubs, around a lawn, with a path to the front door which continues on to a side path which connects to the rear garden. To the rear, a broad sun deck spans the house, providing a wonderful outside seating or dining area. There is a useful shed to one side, and steps lead down to a pathway between glorious raised sleeper beds. The long garden continues, with a lawn and well-established trees enhancing privacy, and leading to a beautiful summerhouse, set in a secluded spot at the end of the plot.

180 Mill Hill Road presents a fabulous opportunity to purchase a chain-free two-bedroom home, well-presented and filled with natural light, and complete with a good-size garden. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

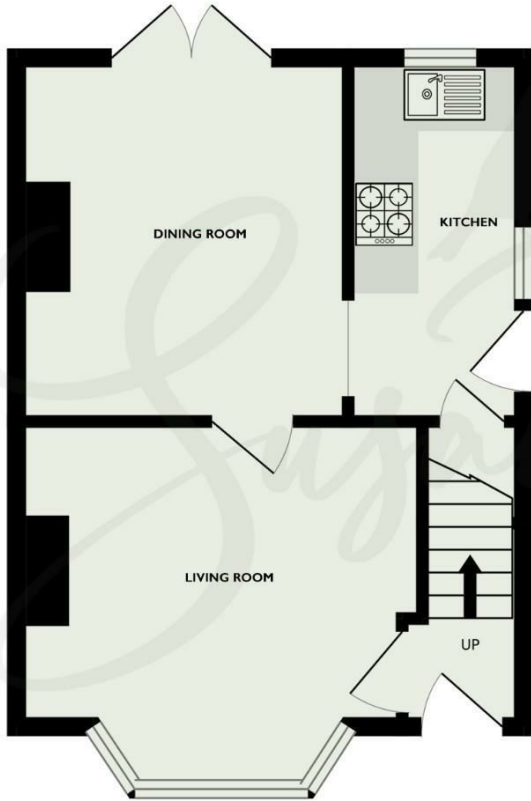
Tenure: Freehold

Council Tax Band: B

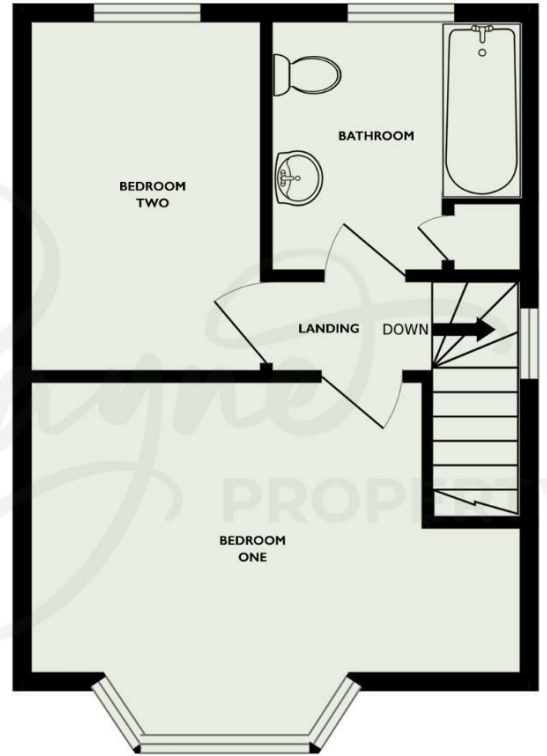
Services: Mains water, gas, electricity and drainage



Ground Floor
327sqft (30.4sqm) approx.



First Floor
336sqft (31.2sqm) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	63

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