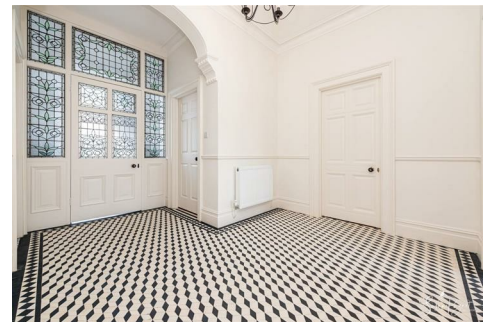


Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Apartment 1

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



Extensively upgraded, this spectacular, spacious ground-floor apartment is full of period character and comes complete with a generous private garden, a large terrace and private parking.

- Characterful two-bedroom, ground-floor apartment
- Grand scale and an abundance of restored period features
- Contemporary and spacious open-plan kitchen-diner
- Southeast-facing rear garden with a fabulous decked terrace
- Envious position close to Cowes Esplanade and town centre
- Sympathetically upgraded to an exceptional standard
- Naturally light and bright with large-scale glazing to rear
- Substantial boot/kitchen room with utility space
- High-speed 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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Completely renovated and updated to a high standard throughout, this stunning ground-floor apartment perfectly blends period character and scale with contemporary design and high-quality finishes. Major upgrades include the addition of broad 2.5m high bifold doors to the rear elevation in both the kitchen/diner and living room, a brand-new bathroom and stunning kitchen, a new decked terrace, the construction of a useful boot/crew/utility room off of the main hall, and fresh, chic décor and floor coverings throughout. The apartment also benefits from the modern efficiency of double glazing and gas central heating, controlled by a Hive smart thermostat. The updates combine with carefully restored original features including a beautiful ornately glazed front door, decorative floor tiles, oak internal doors with period hardware, and intricate trim throughout the apartment. Accommodation comprises an enchanting entrance porch, a spacious central hall with doors off to the magnificent kitchen/diner, the living room, the utility/boot room, to both bedrooms and to the shower room.

Located on the popular Mill Hill Road, the property boasts an enviable position within the heart of 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 close to the wonderful Esplanade, boutique shops, independent restaurants, bars and cafes that Cowes has to offer along with the high-speed Red Jet travel service to Southampton. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary where there is a regular Red Funnel car ferry service to Southampton. Further public transport links can be found in the town centre, with Southern Vectis bus services connecting to the rest of the Island.

Welcome to Apartment 1

From the tree-lined Mill Hill Road, a paved path leads beside the private parking area and onto the immaculately presented Victorian façade of the building, which is presented in a combination of red-brick with white accents and tiled detailing. A glorious, British Racing Green hardwood front door has been restored and leads into the porch.

Porch

The quality of the renovation is immediately apparent from the porch, with fabulous original wall tiles, period floor tiles and a spectacular, decorative glazed door with surrounding glazed panels which lead into the hall.

Hall

13'4" max x 10'6" max (4.08m max x 3.22m max)

The grand, central hall is presented in fresh white décor with a restored tiled floor and has an abundance of original mouldings, and refinished oak doors feature period hardware and lead off to all rooms.

Living Room

16'9" x 13'1" (5.12m x 3.99m)

Spacious and light, the living room benefits from 2.5m high bifold doors which provide an abundance of light, lovely garden views, and access out onto the decked terrace. The fresh white décor continues, and the living room is finished with a plush new carpet.

Kitchen/Diner

17'0" x 12'1" (5.20m x 3.69m)

A fabulous room at the heart of the home, with plenty of space for a large dining table and large 2.5m high bifold doors filling the whole area with light and connecting to the garden. A wall in the dining room features a contemporary strip-wood wall covering, and a push-open cupboard is home to the Glow Worm combi boiler. The brand-new kitchen is a fabulous blend of base and wall cabinets, presented in glossy grey with stainless steel detailing, and complemented by resin worktops and a beautiful blonde oak luxury vinyl tile floor. An island has space for stools, creating a social space and additional storage, and features a concrete style worktop with a double waterfall edge, and also home to an induction hob with a contemporary extractor over. Integrated appliances include a high-level oven, a neatly concealed dishwasher and a fridge and freezer, and there is also an inset sink and drainer with a swan neck mixer tap.



Utility/Kit Room

7'11" x 7'0" (2.43m x 2.15m)

Extremely useful, this room has plenty of space for storage and kit, and benefits from a fitted worktop with a cupboard under, a plinth heater, a single sink with a swan-neck mixer tap, and space/plumbing for a washing machine and dryer. There is also a push-open cupboard which conceals the electrical consumer panel, and the room is finished with luxury vinyl tile flooring and white décor.

Bedroom One

13'1" into bay x 12'11" (4.01m into bay x 3.94m)

The primary bedroom has a large bay window to the front aspect with glimpses of the Solent, and is presented in white décor and a plush neutral carpet.

Bedroom Two

11'6" x 10'1" (3.53m x 3.08m)

Another well-proportioned room, with white décor, a plush carpet, period mouldings and deep skirtings, and also has a sash window to the front aspect.

Shower Room

12'3" x 5'2" (3.74m x 1.60m)

Luxuriously appointed, the shower room has a large, walk-in shower to one end, complete with a sleek glass screen, grey wall-tiles with an illuminated niche, and a black tray. There is a floating double vanity, with black mixer taps and natural wood cabinetry, and a matching wall cabinet and a contemporary low-level WC. The shower room is finished with white décor and luxury vinyl tile flooring, and also comes complete with a large illuminated mirror and a modern black heated towel rail.

Outside

To the front, a block paved driveway space provides a valuable parking bay, with a gravel border providing additional space. To the rear, the southeast-facing garden has a fantastic, broad sundeck which spans the rear elevation, providing a wonderful outside seating and dining area. Beyond the deck, there is a further paved terrace which leads onto an expansive lawn. The garden is enclosed with a combination of high-quality fencing, and characterful brick walls, and to the end of the garden a mature apple tree enhances privacy.

The apartment will also benefit from a right-of-way over the adjacent driveway, which provides access to the rear garden, adding the potential to add a gate or further parking, subject to any necessary consents.

Apartment 1 provides an enviable opportunity to purchase a spectacular, spacious ground-floor residence, full of period grandeur, completely renovated and upgraded throughout and set in a fantastic location in popular Cowes. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 999 Years from completion of sale

Service Charge: TBC

Council Tax Band: B (approx £1817.6 for 2024/25)

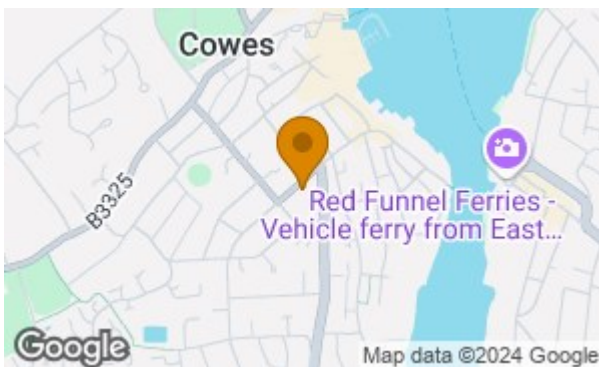
Services: Mains water, gas, electricity and drainage



Ground Floor



Floorplan for illustrative purposes only and may not be to scale



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	

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	

Agent Notes:

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