

Tides Reach Birmingham Road Cowes, PO31 7NU

£600,000



A Three Storey Waterfront Townhouse - Located in a small, secure, gated development built in 1987 - a private location which is within a few short minutes level walk to Cowes town centre. The versatile accommodation is arranged over three floors and includes two good size balconies from where you can enjoy fantastic views of the marina and the sea. There is a spacious open plan living area that opens to the kitchen, 3 bedrooms and the added benefit of owning a share of the private pontoon, entitling an owner up to 6 metres mooring space. This home also has a hugely sought after private parking space within this area. Cowes - Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront. Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood

THREE STOREY TOWNHOUSE

TWO BALCONIES

PARKING

THREE BEDROOMS

USE OD 6M PONTOON

SECURE GATED COMMUNITY

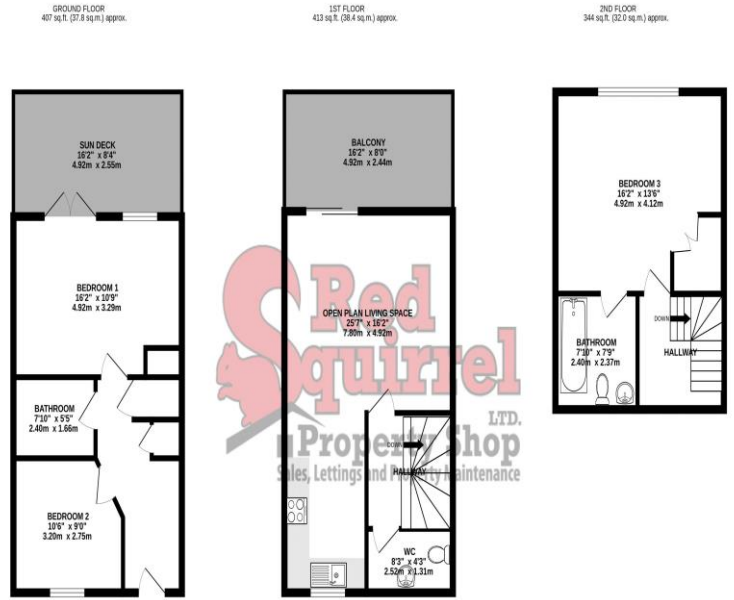
ROOMS

Ground Floor

Entering into a hallway which has a recently carpeted staircase that winds up through the floors. Repainted in neutral tones throughout and wooden flooring or laminate in all bedrooms and reception rooms, this well presented home has bright and airy spaces. Within the lobby are two handy storage cupboards and, at a high level, is a new consumer unit. There are two double bedrooms off the hallway and a shower room. The double bedroom to the front is currently used by the present owner as a dressing room and the rear has newly fitted double patio doors leading out to a paved terrace, made into a private sanctuary with the help of a privacy trellis. From here, views of the marina and out to the Solent can be enjoyed. The recently renovated shower room is a great edition to this floor and has a modern LED bathroom mirror and a large fully 'metro' tiled walk in shower.

First Floor

On this level is a good sized open plan sitting/dining room, upgraded kitchen and separate cloakroom that also contains the combi boiler. A large bright sitting room has newly installed bi-fold doors that open out onto the composite decked balcony, with its glass panels and wooden balustrade, that looks over the watery vista and is a relaxing area to sit and watch the boats bobbing along. The newly fitted kitchen is well appointed and has plenty of cupboard space with both wall and base units that have a thick oak worksurface flowing over. The units include an integral Bosch induction hob, microwave oven and single oven. There is space and plumbing for a washing machine, tumble dryer and fridge freezer.



TOTAL FLOOR AREA: 1164 sq ft. (108.2 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

