



## 7 TIDES REACH

Birmingham Road, Cowes, Isle of Wight

spence  
willard



## 7 TIDES REACH COWES ISLE OF WIGHT

A rare opportunity to acquire a waterfront home with views of Cowes Harbour and The Solent with private pontoon facilities.

Tides Reach comprises 11 properties within a gated development, with 7 Tides Reach enjoying two waterfront balconies, use of the pontoon and views over the Harbour and The Solent beyond. As well as enjoying a prime waterfront location, the property is low maintenance and easy to 'lock up and leave'. There is a spacious open-plan living area, three bedrooms (principle with en-suite) and the added benefit of owning a share of a private pontoon entitling the owner of the property up to 5 metres mooring space and a private parking space.

The house is situated in a quiet, yet convenient location close to the range of shops, restaurants and principal yacht clubs of Cowes all within an easy, level walk whilst the high speed Red Jet passenger ferry service to Southampton is also only a short walk away. Cowes is world renowned for its sailing facilities and the ability to moor a boat only steps from the property is particularly rare opportunity.

### Accommodation

Accessed from Birmingham Road through an archway with double electric gates which lead to the parking area and mews style cottages.

### Ground Floor

#### Entrance Hall

Stairs to the first floor with understairs cupboard and further large storage cupboard.

#### Bedroom 3

A double bedroom with view to the front of the property.

#### Shower Room

Large shower cubicle, WC and wash basin.

### Bedroom 2

A double room with French doors leading to the balcony with views across the Harbour and Solent beyond.

### First Floor

#### Landing

Staircases to both ground floor and second floor.

#### Open Plan Living Room

A spacious room for both seating and dining from which there are a set of French doors opening to a balcony with views of the Harbour and Solent beyond. An archway leads into the:

#### Kitchen

Fitted with a range of base and wall units with worksurfaces





over. Hob with extractor over. Built-in oven. Space for dishwasher and undercounter fridge. 'Baxi' wall mounted boiler.

### **WC**

With wash hand basin.

### **Second Floor**

#### **Landing**

Cupboard housing immersion tank.

#### **Master Bedroom**

A spacious, double bedroom with panoramic views over the Harbour and Solent beyond.

#### **Bathroom En-Suite**

Bath with mixer tap and shower over, WC, wash basin and heated towel rail.

### **Outside**

The property is approached via a secure, gated entrance which opens to a block-paved parking area, where 7 Tides Reach has the benefit of an allocated parking space. The property has 2 balconies from which the wonderful views can be enjoyed, as well as the use of a pontoon with a 5m (16'5") length available to the owner of the property including overhangs and spas. There is also a private slipway which is owned in 11 equal shares by the vendors of Tides Reach.

### **Tenure**

Freehold

### **Service Charge**

Approximately £650 per annum for the upkeep of communal areas.

### **Services**

Mains water, electricity, drainage and gas. Gas fired central heating.

### **EPC**

Rating C

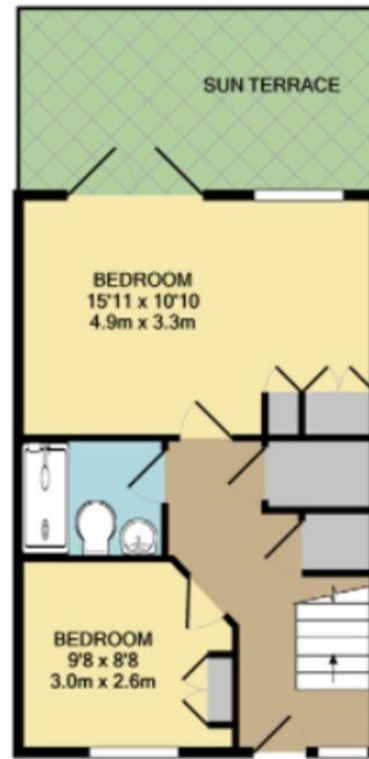
### **Postcode**

PO31 7NU



## Viewings

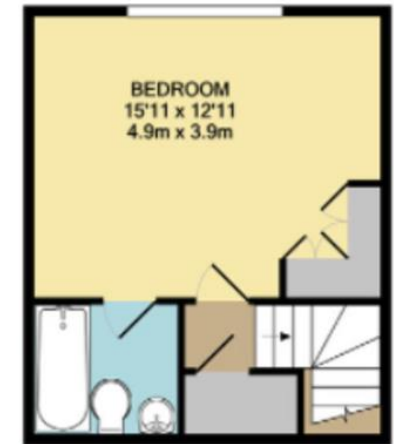
All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



GROUND FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1094 SQ.FT. (101.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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