

SPENCE WILLARD



10 Tides Reach, Birmingham Road, Cowes, Isle of Wight

A rare opportunity to acquire a stunning waterfront home with superb views of Cowes Harbour and The Solent with use of a pontoon and slipway

VIEWING:

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Occupying an exceptional waterfront position with unobstructed views over the harbour and beyond, the property benefits from the prime position within the sought-after gated Tides Reach development. Situated on the seaward end of the terrace with superb dual aspect views, the house was designed to make the most of the wonderful views. The light accommodation extends over 3 storeys with a generous first floor balcony as well as a ground floor terrace both wrapping around two sides of the property providing ample outdoor amenity and entertaining spaces as well as potential for extension on the ground floor. The adjacent shared slipway and pontoon exclusively for the use of Tides Reach residents add to the appeal. The property also benefits from an allocated private parking space within the gated courtyard.

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 via a pair of electric gates which lead to the parking area and houses beyond.

GROUND FLOOR

Part glazed door to:

ENTRANCE HALL Stairs to the first floor with understairs cupboard. Large walk-in storage cupboard.

BEDROOM 2 A generous double bedroom with dual aspects enjoying views over the marina and harbour, glazed sliding doors lead to a partly covered terraces adjoining the waters edge.



BATHROOM Comprising bath with shower/ mixer tap and glazed screen. Wash basin and wc. Fully tiled walls.

BEDROOM 3 A small double room enjoying views across the terrace to the marina.

FIRST FLOOR

LANDING Staircases to both ground floor and second floor.

SITTING/DINING ROOM A stunning room with excellent views of the harbour and The Solent beyond with glazed sliding doors to

the side and rear which lead to the superb wraparound **BALCONY** with decking and glazed balustrading overlooking the harbour and beyond, ideal for entertaining.

KITCHEN Enjoying lovely views over the harbour and fitted with white wall and base units with worksurfaces over incorporating sink with mixer tap with brushed steel splashbacks. Integral appliances include electric hob with extractor over, electric double oven, fridge/ freezer and dishwasher. 'Gloworm' gas wall mounted boiler.

WC With wash hand basin.

SECOND FLOOR

LANDING Cupboard hot water cylinder, light and shelving.

BEDROOM 1 A spacious, double bedroom with dual aspect giving stunning views over the harbour and Solent beyond. Built in wardrobes.

SHOWER ROOM Large walk in shower with sliding glazed doors, wash basin with monobloc tap fitted to a drawer unit, WC. Fully tiled walls. Views across the harbour.



OUTSIDE

The property is approached via a secure, gated entrance which opens to a block-paved parking area, where 10 Tides Reach has the benefit of an allocated parking space. The property has an extensive paved terrace on the ground floor wrapping around 2 sides whilst on the first floor is a decked balcony with glass balustrading extending right around the northern and eastern elevations. There is a slipway for the sole use of Tides Reach residents as well as a pontoon with a 5m (16'5") length available to 10 of the Tides Reach properties.

TENURE Freehold

SERVICE CHARGE There is a charge for the upkeep of communal areas and slipway /pontoon including a fund towards dredging based on the charges for 12 months from 1st July 2022.

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

EPC Rating C

COUNCIL TAX Band E

POSTCODE PO31 7NU

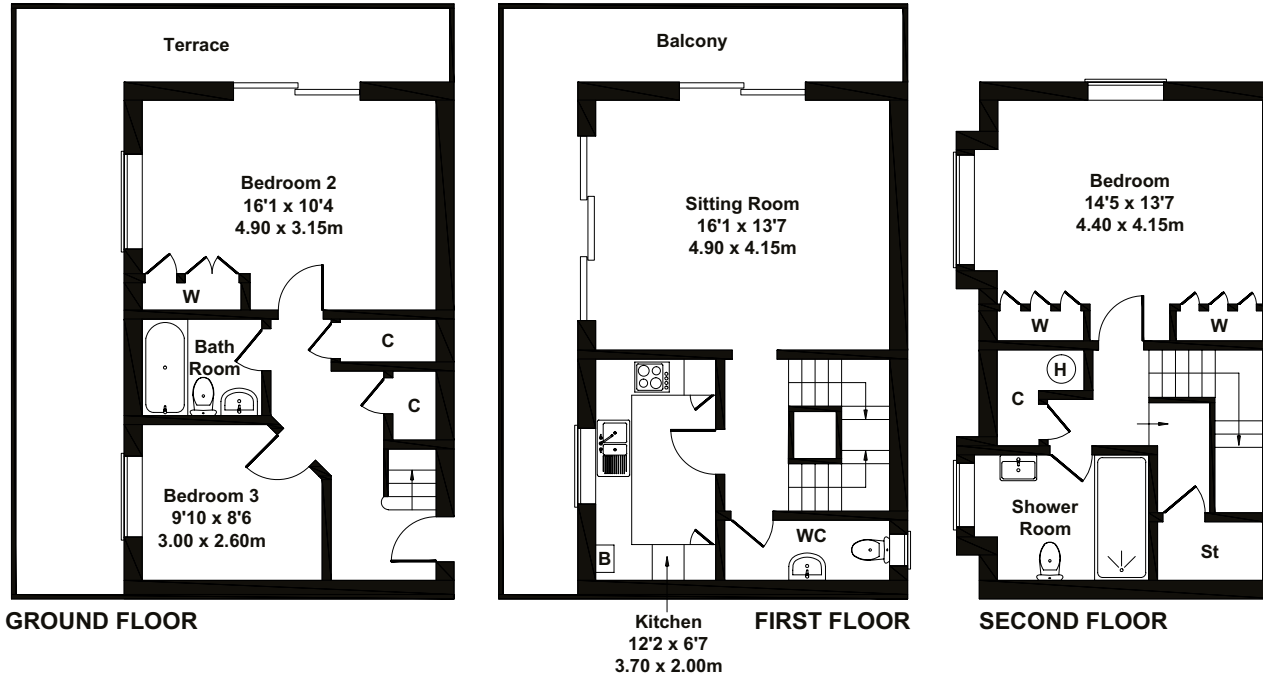
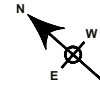
VIEWINGS All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.





10 Tides Reach

Approximate Gross Internal Area
1238 sq ft - 115 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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