

SPENCE WILLARD



10 Mornington Mews, Queens Road, Cowes, Isle of Wight

# *A contemporary, house situated in a sought-after gated development adjacent to the sea front with parking, gardens and sea views*

VIEWING:

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Extending to approximately 1690 square feet with accommodation over three storeys, this semi-detached house was designed to make the most of the sea views. Built in 2009 and maintained to a high standard throughout with light and versatile accommodation that can provide up to five bedrooms with three bathrooms whilst the principal sitting room on the first floor benefits from an adjacent balcony from which views to the Hampshire coast can be enjoyed. The property has the advantage of a driveway with parking for up to three cars with a series of good-sized terraces, including a low maintenance west facing garden, providing a choice of outdoor seating and dining spaces. The views from the upper floors extend to the Hampshire Coast and encompass frequent sailing activity, including numerous regattas, as well as cruise liners and shipping accessing Southampton Water providing an ever-changing spectacle.

Set within a quiet and discreet position within this exclusive seafront development, this superb location allows easy access to the amenities of Cowes, with the town centre being a level walk of around 1/3 of a mile along the seafront, where there are a good range of shops and restaurants as well as the high-speed Red Jet service to Southampton. Cowes is world-renowned for its sailing with its prestigious yacht clubs and is easily accessible from London. Walks to the west along the seafront lead to the village of Gurnard.

## **ACCOMMODATION**

Front door with glazed canopy over leading to:

**ENTRANCE HALL** Large coats/store cupboard and separate double cupboard housing boiler and hot water tank. Wooden flooring and staircase to first floor.

**STUDY/BEDROOM 5** A versatile reception room or bedroom with two sets of French doors opening to the covered terrace with seasonal sea glimpses.

**BEDROOM 2** French doors to the rear elevation, built-in wardrobe cupboard.

**BATHROOM EN-SUITE** Tiled throughout with a bath, washbasin, WC and heated towel rail. Also accessible from the hallway.



## FIRST FLOOR LANDING

**SITTING ROOM** A nicely proportioned and beautifully light reception room with three sets of French doors opening to a balcony that provides views across The Solent to the Hampshire coast. Hardwood flooring. Air conditioning unit.

**KITCHEN/DINING ROOM** With southerly aspect and French doors opening to a Juliet balcony to the rear elevation. Fitted with a range of contemporary base and wall cupboards with a range of integral appliances including AEG double oven, five-ring gas hob with extractor over, microwave, dishwasher, fridge-freezer and wine fridge. Granite worksurfaces with 1 1/2 bowl stainless steel sink unit inset. Tiled flooring extending into a spacious dining area.

**UTILITY ROOM** Fitted with cupboards and worksurfaces matching those in the kitchen with sink unit and space for washing machine.

## SECOND FLOOR

**LANDING** Linen cupboard.

**BEDROOM 1** With a high vaulted ceiling and sliding glazed doors to a Juliet balcony from which there are superb views across The Solent. Air conditioning unit and built-in wardrobes.

**SHOWER ROOM EN-SUITE** Tiled throughout with a large shower, washbasin, WC and heated towel rail.

**BEDROOM 3** A double bedroom with a southerly aspect and built-in wardrobes.

**SHOWER ROOM** Tiled throughout with a shower, washbasin, WC and heated towel rail.



**BEDROOM 4** A twin bedroom with a southerly aspect.

## OUTSIDE

There is a private block-paved driveway with parking for up to three cars. To the front of the property, there is a covered decked terrace with steps down to a further decked terrace which adjoins the driveway. Opposite the main entrance door (situated on the side elevation) are steps leading up to a further garden largely comprising a decked terrace from which the sea views can be enjoyed. Raised borders designed for low maintenance make for an attractive outdoor seating and dining area which is exposed to the sun for all but the early morning. A paved path leads along the side and rear of the property and there is outside lighting and a water tap, at the end of the driveway is a brick built store garden store. In addition there is cycle storage in the basement of the apartments plus additional shared parking spaces for visitors.

**SERVICES** Mains water, electricity, drainage and gas. Gas-fired boiler servicing underfloor heating. Air conditioning to the Sitting Room and Bedroom 1.

**EPC** Rating B

**TENURE** Freehold. Service charge of £487 per annum to cover maintenance of communal gardens and driveway.

**COUNCIL TAX** Band G

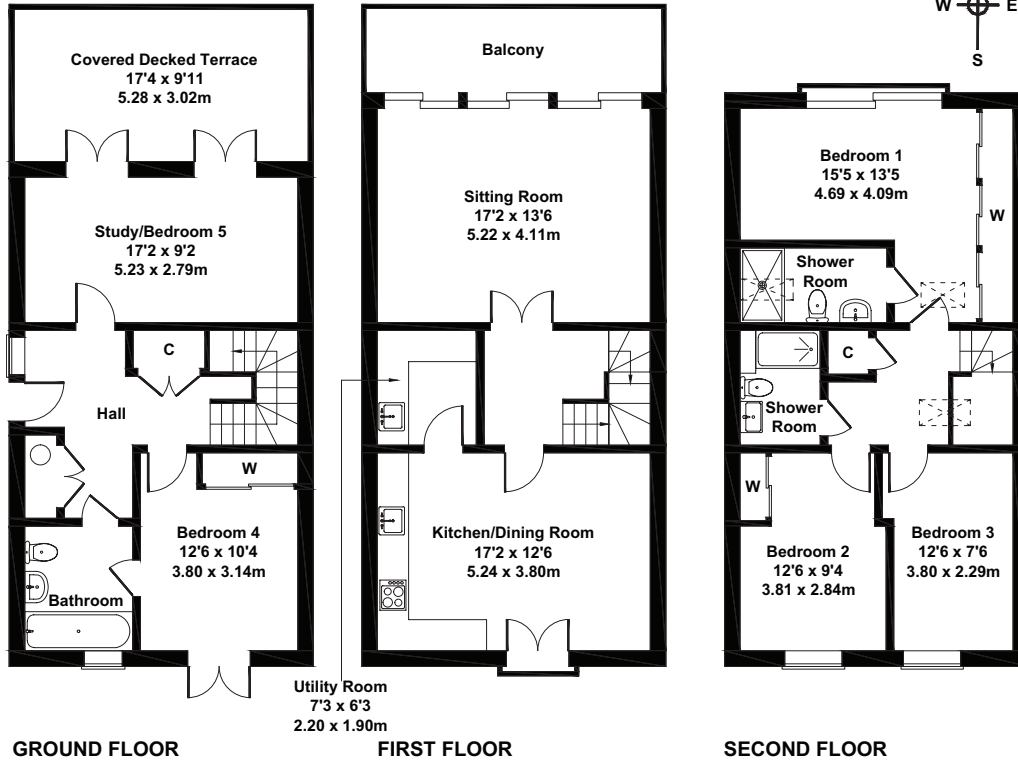
**POSTCODE** PO31 8AU

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



# 10 Mornington Mews

Approximate Gross Internal Area  
1690 sq ft - 157 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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