

SPENCE WILLARD



The Pavilion, Westpoint, 99 Baring Road, Cowes, Isle of Wight

A detached contemporary single storey dwelling situated within the landscaped gardens of a gated development with parking and sea views

VIEWING:
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The Pavilion occupies an attractive position situated within the communal gardens of Westpoint, benefitting from views over The Solent towards the Hampshire coast. Originally constructed in 2007, the accommodation has been adapted in recent years to provide a spacious two bedroomed home with a striking open-plan kitchen/living room, providing particularly light space with a series of large bi-fold and sliding glazed doors, making the most of the view over the gardens and Solent. The property has a largely Cedar clad and powder-coated aluminium double-glazed windows and doors. There are solid oak doors throughout, a contemporary kitchen and underfloor heating beneath tiled flooring throughout.

Externally, there is a large, private paved terrace from which the views can be enjoyed which lead on to the communal garden, comprising lawns, well-stocked borders and a small, wooded area with greenhouse. Allocated parking space within the gated courtyard to the front of Westpoint.

Westpoint is situated in a popular residential area approximately a mile from the town centre of Cowes with its range of shops and restaurants, internationally renowned sailing facilities and yacht clubs as well as a high-speed ferry link to Southampton. Gurnard is within walking distance with its sailing club, seafront green with adjacent pub.

ACCOMMODATION

KITCHEN/LIVING ROOM A superb, open-plan living space comprising a kitchen area with a good range of white gloss units under solid oak worksurfaces. There are a range of integral appliances including fridge, freezer, new Baumatic oven and hob with extractor fan over, integral Bosch dishwasher, space for washing machine and dryer. Ceramic 1½ bowl sink, central island with breakfast bar. The room opens into a versatile seating and dining space with bi-fold doors across one elevation opening to the terrace and floor to ceiling glazed panels to one side, making the most of the views.

CLOAKROOM WC and wash basin.

STORE ROOM Housing water tank for sprinkler system.

BEDROOM 1 A good sized double bedroom with French doors to the garden and a dressing area with built-in cupboards. Further cupboard housing valves for underfloor heating.

WET ROOM Largely tiled with a large walk-in shower, wash basin and WC.

LOBBY With back door also providing access to:

BEDROOM 2 A double bedroom with a glazed door overlooking the garden. (Note as per the floorplan, Bedroom 2 can either be accessed externally or via Bedroom 1 and lobby).

OUTSIDE

There is a large private, stone paved terrace that wraps around the living room from which there are views towards the Solent and steps down into the lawn, forming part of the communal garden. The communal garden is well designed and planted by a Chelsea Flower Show Gold Medal Winner and an illuminated stone path leads through the garden and past Westpoint itself, where there is a gated parking area with a space allocated to The Pavilion.

COUNCIL TAX Band D

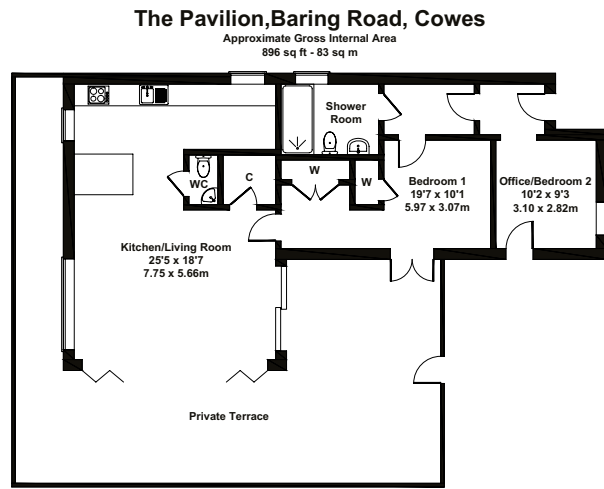
EPC Rating C

TENURE Remainder of 125 year lease from 2012, with a combined ground rent and service charge of £3,000 per annum to include maintenance of the gardens and the external decoration of The Pavilion. The freehold is jointly owned by the residents.

POSTCODE PO31 8DS

SERVICES Mains water, electricity, drainage and gas. Gas fired boiler serving underfloor heating.

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



GROUND FLOOR

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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