

# SPENCE WILLARD



3 Solent Heights Egypt Hill, Cowes, Isle of Wight, PO31 8BP

# *Occupying a superb elevated position with panoramic Solent views, a stunning contemporary home with ample parking, car port and a west facing garden*

VIEWING

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### **3 Solent Heights**

Situated at the top of Egypt Hill, within a select development of just three houses, there is easy access to the seafront as well as panoramic sea views to the Hampshire coast from the upper floors. Built in around 2014, the accommodation extends to around 235m<sup>2</sup> incorporating up to five bedrooms and four bathrooms. Spacious living spaces on both of the first and second floors have balconies with seating areas from which the great sea views can be enjoyed. To front of the property there is parking for four to five cars as well as a double carport and to the rear is an attractive west facing garden. The versatile accommodation is light and designed to make the most of the sea views.

Cowes, with its world-renowned sailing and yachting facilities, also has a good range of independent shops, restaurants and bars. The Red Jet ferry terminal provides regular high speed, (25 mins) passenger ferry services to Southampton, (with onward rail links enabling London Waterloo to be reached in less than two hours). The seafront is easily accessed a short walk down Egypt Hill from where walks can be enjoyed into Cowes or Gurnard from which the ever changing seascape with sailing and shipping activity can be enjoyed.

#### ACCOMMODATION

##### GROUND FLOOR

**ENTRANCE HALL** Built-in cupboards, one housing hot water tank. Staircase to upper floors.

**BEDROOM 2** A double bedroom with sliding glazed doors to the front elevation.

**SHOWER ROOM EN-SUITE** with large shower, washbasin and WC. Heated towel rail.

**UTILITY ROOM** Fitted with a good range of base and wall cupboards with worksurfaces, sink unit and space for washing machine and tumble dryer and an integral fridge/freezer. Door to garden.

**BEDROOM 4** A double bedroom with sliding glazed doors opening to the rear garden, built-in wardrobe cupboards.

**BATHROOM** Bath with mixer tap and separate shower above, washbasin and WC.

**STUDY/BEDROOM 5** A versatile study or double bedroom with sea glimpses and a glazed door to the garden.

Staircase with integral lighting, hardwood handrail and glazed panels leads to:

#### FIRST FLOOR

**LANDING** with storage cupboards.

**OPEN PLAN KITCHEN/LIVING ROOM** A superb triple aspect open plan space with generous seating and dining areas and direct access to the **BALCONY** with superb Solent views. The kitchen area comprises of a comprehensive range of wall and base cupboards with granite worksurfaces and integral dishwasher, Britannia range cooker with extractor over and space for American-style fridge freezer.

**BALCONY** with glazed surround and wonderful Solent views.

**CLOAKROOM** Washbasin and WC.

**BEDROOM 1** with windows across the western elevation providing views to the western Solent and Hampshire coast. Fitted wardrobes and cupboards.

**SHOWER ROOM** Tiled throughout with a large walk-in shower from which Solent views can be enjoyed, twin washbasins and WC.

#### SECOND FLOOR

**SITTING ROOM** A stunning room with vaulted ceiling and extensive windows providing far reaching Solent views. A glazed door opens to a **ROOF TERRACE** from which panoramic views can be enjoyed.

**BEDROOM 3** A double room with Solent Views. Built-in cupboards and shelving.

**SHOWER ROOM EN-SUITE** Shower with glazed door, basin fitted to vanity unit and WC.

There is a large under eaves store area accessed from the staircase.

#### OUTSIDE

There is parking for four to five cars on the block paved driveway to the front of the house adjacent to which is an open fronted double garage. There is a good sized west facing rear garden with a paved terrace and built-in barbeque with lawn area beyond that is edged with wooden sleepers and mature shrubs and flower borders along with an array of fruit trees. Steps lead down to a gravel area with raised vegetable beds where there is a wooden decked terrace with pergola and a large timber store/ workshop with light and power.

**SERVICES** Mains water, electricity, drainage and gas. Air to water heat pump with underfloor heating.

**EPC Rating** C

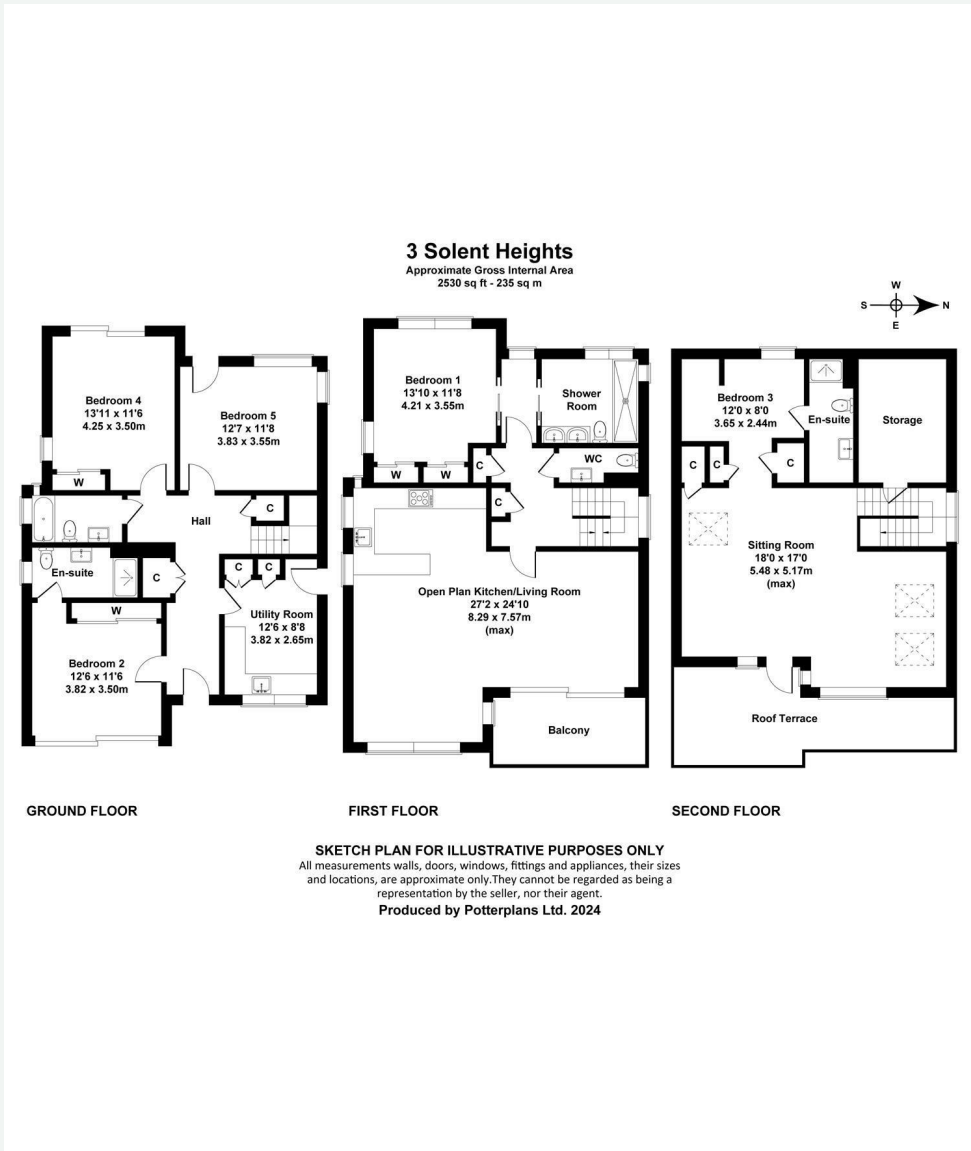
**TENURE** Freehold

**COUNCIL TAX** Band G

**POSTCODE** PO31 8BP

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





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