

SPENCE WILLARD



9 Mornington Mews, Mornington Road, Cowes, Isle of Wight

A well-presented contemporary house in a prime position within a seafront development with Solent views.

VIEWING

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9 Mornington Mews

Mornington Mews is a gated development of 7 houses and 8 apartments situated just off Queens Road on Cowes seafront. This provides good quality accommodation with the benefit of both private and visitor parking and sea views. The semi-detached house is well-presented with good quality fittings, double glazing and underfloor heating throughout. The accommodation is arranged over 3 storeys and there is a large terrace to the front, in addition to a balcony and small garden. This superb location has proved excellent for holiday lettings.

Walks along the seafront can be enjoyed directly from the property whilst the town centre of Cowes is a level walk of around a third 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 and Mornington Mews is an excellent vantage point for this.

ACCOMMODATION

The house is approached via a large decked terrace with Solent views, partially covered with a front door leading to:

Entrance Hall

Tiled with staircase off and cupboards, one of which houses the hot water cylinder.

Study/Bedroom 5

A double bedroom with Solent views and French doors to the terrace.

Bedroom 2

A large double bedroom with French doors to the rear. Large built-in cupboard.

Bathroom

Tiled throughout, bath with shower attachment and shower screen, WC and wash basin. Door to useful Store.

First Floor

Large Landing

French doors to:

Sitting Room

A nicely proportioned reception room with wooden flooring and three pairs of French doors opening to the balcony providing a great seating area from which to enjoy the sea views and has glazed panels and stainless steel balustrade.

Kitchen/Dining Room The kitchen area includes a range of units with further appliances including an AEG double oven, five ring gas hob with extractor over, dishwasher, wine cooler, fridge and freezer with granite work surfaces and 1 ½ bowl sink. There is additionally a dining area and French doors to a south facing Juliet balcony.

Utility Room

Fitted with a further range of built-in cupboards with granite work surfaces and additional sink unit. Wall mounted Worcester gas fired boiler. Space and plumbing for washing machine.

Second Floor

Landing

Store cupboard and access to roof space.

Bedroom 1

With a high vaulted ceiling incorporating motorised Velux roof light and sliding doors opening to a Juliet balcony providing panoramic sea views. Built-in wardrobe.

Shower Room En-Suite

Tiled throughout with a deluge shower, WC, wash basin and heated towel rail. Velux roof light.





Bedroom 3

A double bedroom with built-in cupboards.

Shower Room En-Suite.

Tiled throughout with shower, WC, wash basin and heated towel rail. Velux roof window.

Bedroom 4

A single/bunk room.

Outside

A block paved driveway provides parking for up to two cars. Beyond is a small store housing the air conditioning unit with a small lawned garden beyond. To the front of the house is a large decked terrace partially covered and houses a hot tub available by separate negotiation.

Services

Air conditioning to the sitting room and main bedroom. Gas fired boiler serving underfloor heating. Mains gas, water, drainage and electricity.

Tenure

Freehold

EPC

Rating C

Service Charge

Approximately £900 per annum including window cleaning.

Postcode

PO31 8AU

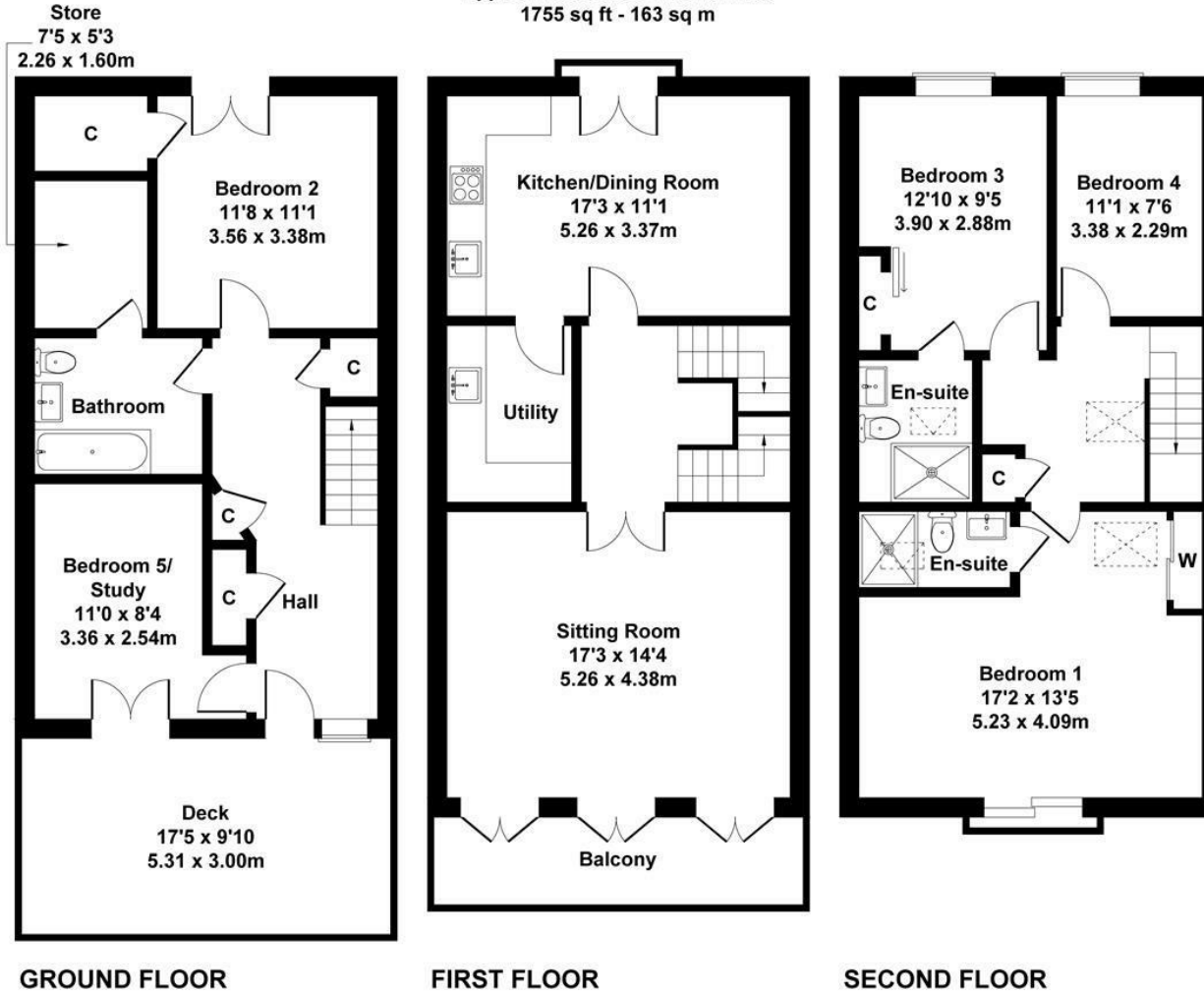
Viewings

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



9 Mornington Mews

Approximate Gross Internal Area
1755 sq ft - 163 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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