

SPENCE WILLARD



2 Solent Heights, Cowes, Isle of Wight

A contemporary coastal home providing high quality accommodation set over three floors with panoramic Solent views

VIEWING:

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Located in a cul-de-sac of just three properties, off the sought-after Egypt Hill, close to the seafront and within easy reach of both Cowes & Gurnard, 2 Solent Heights is in a prime position to enjoy its surroundings.

This modern property was built in around 2012 and provides light and spacious accommodation set over three floors with four bedrooms and four bathrooms alongside two impressive living spaces with largely glazed elevations opening to balconies making the most of the Solent views. In addition, there is a useful utility room, ample storage spaces and a delightful garden with lawn and paved areas to make the most of the sun throughout the day.

A short walk from the property, in addition to the seafront, is popular Northwood Park with its peaceful grounds and tennis courts and beyond this the popular High Street of Cowes, providing a wider range of facilities, including an array of independent shops, restaurants and bars; as well as the Red Jet hi-speed ferry service providing frequent services to Southampton with onward connections to London.

ACCOMMODATION

GROUND FLOOR

A block paved driveway leads to a covered entrance.

ENTRANCE HALL A glazed front door leads to a spacious entrance hall with storage cupboard, cupboard housing hot water cylinder and staircase rising to the upper floors.

UTILITY ROOM A large room with base cabinetry providing ample storage. Worksurface over with stainless sink and drainer inset overlooking the front of the property. Space and plumbing for both a washing machine and dryer. Access to the car port.

BEDROOM 3 A double bedroom with glazed sliding doors filling the



space with natural light, overlooking the front of the property and fitted with full height wardrobes.

SHOWER ROOM EN-SUITE Walk-in shower, wash basin with illuminated mirror above, WC and heated towel rail.

BATHROOM Largely tiled bathroom comprising bath with shower over and glazed screen, wash basin and WC with illuminated, mirrored cabinet above. Heated towel rail and linen cupboard.

BEDROOM 2 A dual aspect double bedroom with fitted wardrobes and glazed sliding doors opening to the rear terrace and overlooking the garden.

BEDROOM 4 A further double bedroom with fitted wardrobes and glazed door to rear garden.

FIRST FLOOR

LANDING With two storage cupboards and **WC** with wash basin.

OPEN-PLAN KITCHEN LIVING DINING ROOM This impressive room makes for a wonderful living area and has been designed to make the most of the views over Egypt Hill to the Solent. Opening to a spacious **SITTING AREA** with sliding glazed doors to a **BALCONY** with glazed balustrade, ideal to sit and enjoy the scenery. The **KITCHEN** is well-appointed with both wall and base units, an integrated dishwasher, sink with Kettle hot water tap, range cooker with extractor above, and space for a freestanding American Fridge Freezer. Corian worksurface extends around to create a breakfast bar between the kitchen and **DINING AREA**, which benefits from the expanse of glazing to enjoy the Solent views, making it an ideal entertaining space.

BEDROOM 1 A light and spacious double bedroom with a wall of fitted mirrored wardrobes and a largely glazed elevation providing views over the garden and to the Solent. A frosted glass sliding door opens to the:

SHOWER ROOM EN-SUITE Largely tiled, this spacious shower room benefits from lovely views, with large walk-in shower, WC and sink on vanity unit with drawers beneath and mirrored, illuminated cabinet above. Heated towel rail. A door opens to a:

DECK AREA A lovely outlook over the rear garden and to the Western Solent, with glazed balustrade and steel handrail and steps down to the garden.

SECOND FLOOR

SITTING ROOM A light and spacious reception room with vaulted ceiling and one largely glazed elevation with a door opening to a **BALCONY** with space for seating to enjoy this great vantage point.





KITCHENETTE Fitted with cabinetry and inset stainless steel sink and drainer, with outlook over the rear garden. Space for fridge. Storage cupboard.

SHOWER ROOM EN-SUITE Shower with wash basin and WC.

OUTSIDE The property is approached by block paved driveway leading to the front door and around the side of the property as well as to the **CAR PORT** with Electrical Vehicle Charging Point and off-road parking spaces. To the rear of the car port are double garage doors opening to the rear garden. The rear garden is bordered with mature shrubs and there is an area of lawn alongside a large paved area for seating and dining throughout the day. There is a **SUMMER HOUSE** and paving leads to the **GARDEN SHED** served by power and lighting. To the front of the property are **BALCONIES** to both the first and second floors laid with low-maintenance composite decking and with glazed balustrades to make the most of the setting.

NOTE 2 Solent Heights owns the access road, and maintenance costs are shared equally between the three properties in the close.

SERVICES Mains water, electricity and drainage. Heating is provided by an Air Source Heat Pump and distributed via underfloor heating.

EPC Rating C

TENURE Freehold

COUNCIL TAX Band G

POSTCODE PO31 8BP

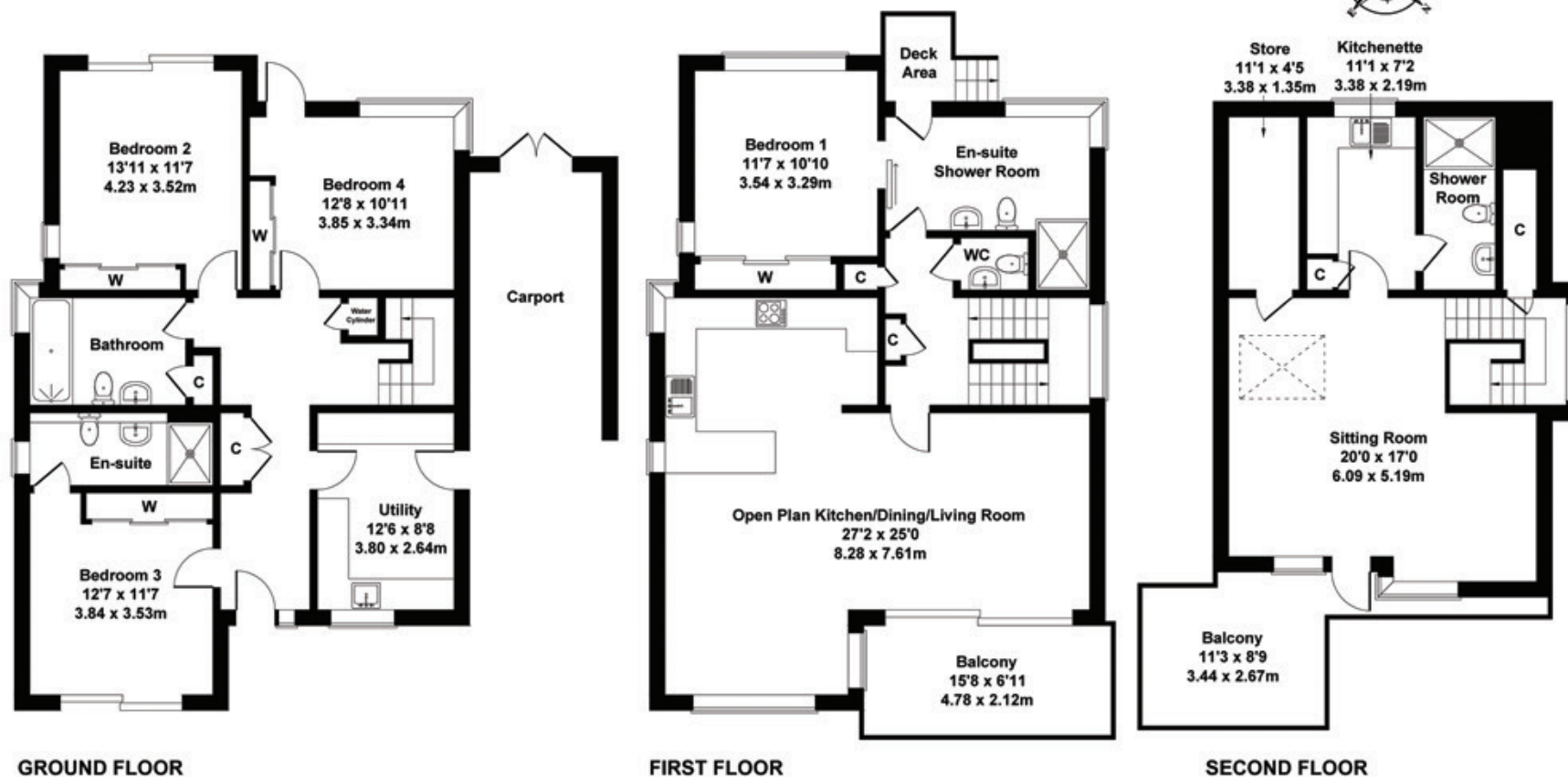
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





2 Solent Heights

Approximate Gross Internal Area
2390 sq ft - 222 sq m
(Excluding Carport & Deck Area)



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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