

SPENCE WILLARD



Apartment 46, Marinus, Medina Road, Cowes, Isle of Wight

A superb penthouse apartment offering spacious accommodation and unrivalled, far-reaching views over Cowes Harbour to The Solent and Hampshire Coast beyond

VIEWING:

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Occupying the fifth floor and designed to make the most of the exceptional views, this penthouse apartment comprises a stunning open-plan kitchen living space with an adjacent balcony and separate roof terrace, along with three double bedrooms and three bath/shower rooms with the main bedroom having a further balcony. The apartment feels light and spacious, benefitting from impressive ceiling heights in the living space and being flooded with natural light throughout. It also has allocated parking within the gated car park.

Situated adjacent to Shepards Marina, the apartment is ideally situated with ease of access to the Marina, various sailing clubs, and both the high-speed Red Jet passenger and Red Funnel vehicle ferry services just across the floating bridge. This world-renowned sailing town has a wonderful, independent High Street, with a great choice of restaurants, bars and shops only a short walk away.

ACCOMMODATION

Stairs and lift access the fifth floor. The penthouse apartment is the only apartment on this level (in this wing).

ENTRANCE HALL A spacious entrance with video entry phone and double coats cupboard.

OPEN PLAN KITCHEN LIVING ROOM A superb open-plan light and spacious, triple aspect room, with full height windows and doors accessing both the north facing balcony and south-easterly roof terrace with panoramic Solent and Harbour views. The kitchen incorporates a large island unit and is fitted with extensive wall and base units, all with Silestone worktops. Integral dishwasher and fridge freezer, two built-in Bosch ovens and microwave. Induction hob, Japanese style searing plate and concealed pop-up extractor. Two built-in wine fridges.



Sliding glazed doors open to a south-east facing terrace. The room opens to both a spacious dining and seating area from which the superb views can be enjoyed. Sliding glazed doors open to the balcony with views across to the Hampshire Coast.

BEDROOM 3 A double bedroom with south-easterly views.

BEDROOM 2 A large double bedroom with south-easterly views to the River Medina.

SHOWER ROOM EN-SUITE With large shower, WC and washbasin set in a vanity unit.

FAMILY SHOWER ROOM With shower cubicle fitted with body jet shower. Ceramic sink set on hardwood shelf, WC and heated towel rail.

BEDROOM 1 A light and spacious room with curved ceiling and sliding doors that open to the balcony with unobstructed views of The Solent and Cowes Harbour. Large WALK-IN WARDROBE with hanging space and shelving with window offering sea views. LAUNDRY ROOM fitted with cabinetry housing integral washer dryer, with shelving and providing ample storage space.

BATHROOM EN-SUITE A beautifully upgraded bathroom with contemporary freestanding bath, oval ceramic sink set onto hardwood and polished nickel unit, large shower enclosure. Two heated towel rails and underfloor heating.

OUTSIDE

The penthouse benefits from two Solent facing balconies and a separate roof terrace with a south easterly aspect and views across the River Medina towards the centre of the island. Allocated parking space located within gated private car park, as well as visitors spaces.

SERVICES Mains water, electricity and drainage. Electric heating.

NOTE Please note works are scheduled between September 2025 – November 2026 to carry out the final remedial works to ensure the building meets current Fire Safety Regulations.

EPC Rating D

TENURE Leasehold with a Share of the Freehold. The initial 125 year lease from 2008 has now been extended to 999 years. Service charge approximately £5,200 including building insurance.

COUNCIL TAX Band G

POSTCODE PO31 7XF

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

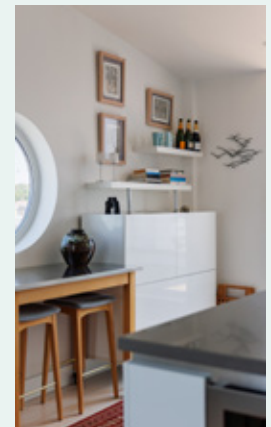


Apartment 46 Marinus, Medina Road, Cowes, PO31 7XF

Approximate Gross Internal Area
1572 sq ft - 146 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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