

SPENCE WILLARD



30 Union Road, Cowes, Isle of Wight

Tucked away from the road, this spacious home has a tranquil setting set over three floors with off-road parking and sea views with easy access to Cowes High Street

VIEWING:

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Converted from the former Cowes Congregational Church, this property comprises part of a good quality development of just four properties. The conversion was completed in 2019 to a high standard and has been well-maintained by the current (and only) owners, who have also had bespoke cabinetry fitted to provide further storage and seating areas.

The accommodation is well-balanced, with two reception rooms and three en-suite double bedrooms, with the kitchen dining room opening to the attractive courtyard and the sitting room having a Juliet balcony providing views to The Solent.

The property is highly versatile, working well as a main home, second home or holiday let.

Located within the Conservation Area of the Old Town of Cowes, it is only a short walk to the popular High Street with its range of independent shops and restaurants, world-renowned sailing facilities and yacht clubs, as well as high speed passenger ferry service to Southampton and onward connections to London. The seafront is only a short walk away, as well as Northwood Park offering an attractive setting along with tennis courts, and regular, year-round cultural and community events.

ACCOMMODATION

A paved pathway leads to the front door opening to:

ENTRANCE HALL With large coats cupboard and adjacent fitted bench with shoe storage beneath. Staircase to upper floors.

CLOAKROOM With WC and wash basin with cabinet beneath.

OPEN-PLAN KITCHEN DINING ROOM A spacious room fitted with a Shaker style kitchen to one end, with ample wall and base units with worksurfaces over. There is a 5-ring gas hob with two AEG single ovens below and extractor above. There is a large central island with inset ceramic sink and drainer, with space and plumbing beneath for a washing machine and dishwasher. A separate unit provides taller storage



with a large space for an American style fridge freezer with adjacent built-in bench seating with storage to the dining area, with space for a dining table overlooking, and with access to, the courtyard garden.

FIRST FLOOR

LANDING Cupboard housing Glow Worm gas fired boiler and hot water cylinder.

SITTING ROOM A light and spacious room with large, sliding glazed doors to a Juliet balcony with views over the attractive Old Town and to The Solent beyond. There is also a covered balcony space.

BEDROOM 2 A double bedroom with built-in storage.

BATHROOM EN-SUITE Fitted with bath with shower over and glazed screen, wash basin, WC and heated towel rail.

SECOND FLOOR

LANDING With deep cupboard storage.

BEDROOM 1 A double bedroom with Solent views and with built-in wardrobes. Bespoke cabinetry fitted to the eaves for further storage.

SHOWER ROOM EN-SUITE Fitted with shower cubicle, wash basin on vanity unit providing storage and with a mirrored cabinet above, WC and heated towel rail.

BEDROOM 3 A further double room with built-in cupboards.

SHOWER ROOM EN-SUITE Large walk-in shower with glazed screen, wash basin set on vanity unit with storage below and mirror above. Heated towel rail.

OUTSIDE

The attractive courtyard garden is enclosed by brick walling and laid with composite decking, an attractive and sheltered space perfect for seating and dining. There is a **GARDEN SHED** and **COVERED STORAGE** ideal for use as bicycle storage. To the front of the property is an allocated **PARKING SPACE**.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

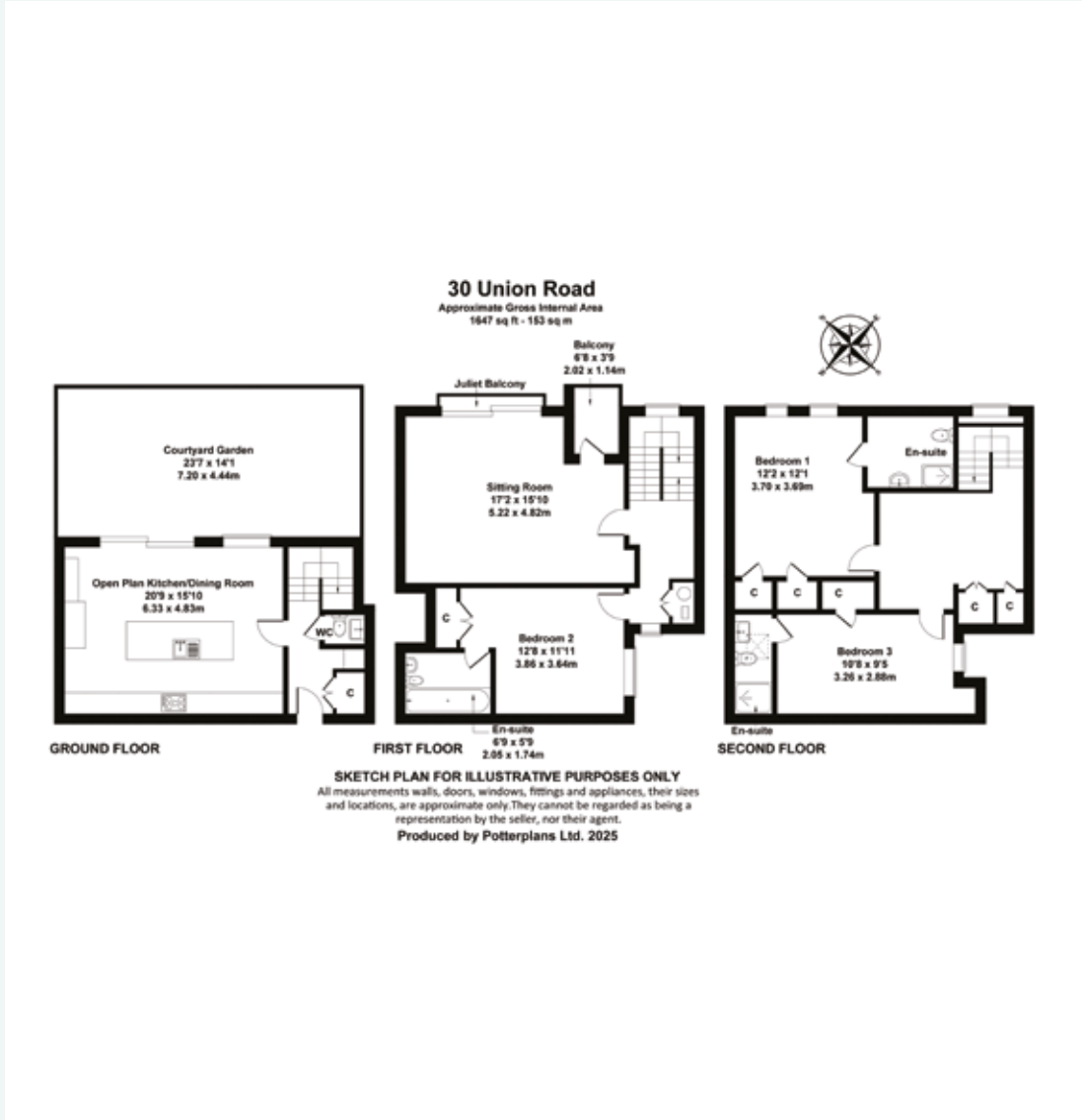
TENURE Share of Freehold. 999 year lease from 2015, no service charge or ground rent payable.

EPC Rating B

COUNCIL TAX Band D

POSTCODE PO31 7TP

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



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