

SPENCE WILLARD



Apartment 3 Melcombe House, Queens Road, Cowes, Isle of Wight

A superb and spacious apartment set over two floors with stunning Solent views from all rooms, attractive communal gardens and parking

VIEWING:

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Set in a quiet, elevated position on the seafront, the apartment enjoys truly wonderful and panoramic views of The Solent and all of its sailing activity. Being in such a prime position the many yacht races can be enjoyed from every window of the apartment along with seeing the impressive cruise liners passing into and out of Southampton Waters.

This stunning apartment is situated on the second floor of this Victorian building, which houses a total of 4 apartments. The majority of accommodation is on the second floor, with a staircase leading up to the spacious bedroom suite enjoying an impressive panorama from the Velux 'step out' window balcony; a particularly good spot to enjoy the sunshine and watch the sunset over the Western Solent. There is also a shower room en-suite. The apartment has been modernised and well-maintained. It provides light, spacious, well-balanced accommodation and would therefore work well as either a permanent or second home.

The open-plan living dining room is a wonderful feature that must be seen to be appreciated. A generous, dual aspect room with natural light flooding the space and enjoying the sea views from both aspects. On the same floor is a good-sized family bathroom and kitchen, both enjoying views of the Eastern Solent. There is a spacious double bedroom with views you can enjoy from the moment you wake up. From the private driveway there are allocated and visitor parking spaces and communal lawned gardens. With close proximity to the seafront, the apartment provides a great overall package.

Equidistant between Cowes and Gurnard, you can enjoy a level walk by the coast, either to Gurnard, with its popular sailing club, beach and selection of pub restaurants, or in the other direction towards Cowes with its High Street offering an array of independent shops, restaurants and bars as well as access to the high speed ferry service to Southampton and onward connections to London.

ACCOMMODATION

COMMUNAL ENTRANCE A welcoming entrance to the four apartments with seating area and shared walk-in storage cupboard. Staircase rising to the apartment with a private front door opening to:

SPACIOUS ENTRANCE HALL With ample space including a large walk-in storage cupboard and understairs storage cupboard.

OPEN-PLAN LIVING & DINING ROOM A beautifully light, dual aspect, living space enjoying stunning views across the communal gardens to The Solent and around to the Eastern Solent. Both windows fitted with plantation shutters. A fireplace with marble hearth and surround makes a lovely focal point of the room when not enjoying the views. Wall mounted television.





KITCHEN A dual aspect room making for a light space and enjoying views to the Eastern Solent. Fitted with an extensive range of units with worksurfaces over inset with a 1¼ sink and drainer. Integral appliances include electric oven and gas hob with extractor above, fridge and freezer. There is space and plumbing for both a dishwasher and washing machine. Vaillant gas fired boiler.

BEDROOM 2 An impressive double bedroom with three windows to the front, enjoying superb, uninterrupted views over The Solent from the moment you wake up.

FAMILY BATHROOM A light room, recently fitted with bath with shower over and glazed shower screen – from which you can enjoy views of the Eastern Solent. Wash basin and WC. Useful recessed shelving.

A staircase rises to the **THIRD FLOOR**

PRINCIPAL BEDROOM SUITE A good size double bedroom with partly sloping ceiling and a Velux 'step out' balcony window offering panoramic views of The Solent. A perfect space for enjoying the sunset over the Western Solent. There is built-in double wardrobe storage and a **SHOWER ROOM EN-SUITE** with a newly tiled and glazed shower cubicle, wash basin and WC, and Velux window. There is a large storage cupboard with lighting.

OUTSIDE To the front of the property there are large, communal grounds overlooking The Solent. The grounds are maintained weekly and are largely laid to lawn, bordered with attractive mature flower beds. There is a designated parking space by the entrance to the apartment as well as visitors spaces.

EPC Rating E

POST CODE PO31 8BW

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

TENURE Leasehold with a Share of Freehold. Leasehold of 999 years beginning December 1997.

SERVICE CHARGE £2700 per annum paid in two instalments covers the maintenance of the communal areas including the grounds and a reserve charge.

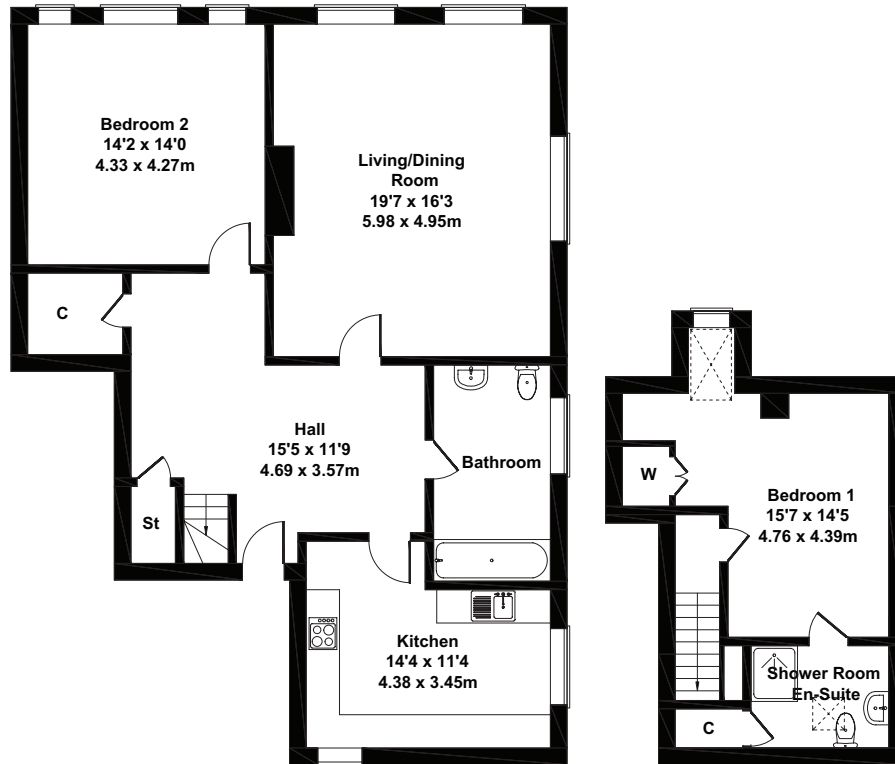
NOTE Holiday letting and pets are not permitted. Video Entry Phone has been recently upgraded and is situated in the living room.

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



3 Melcombe House

Approximate Gross Internal Area
1356 sq ft - 126 sq m



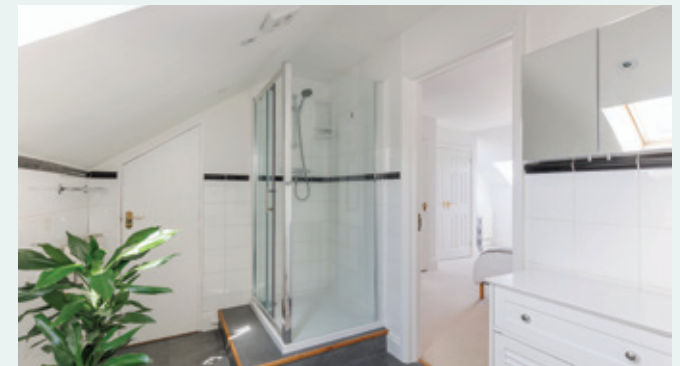
GROUND FLOOR

FIRST FLOOR

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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