



MARVINS
ESTATE AGENTS



30 BATTERY ROAD, COWES, PO31 8DP

GUIDE PRICE £645,000

Wow, what a view ! This detached three bedroom home, commands 180 degree views across the Solent to the mainland shore from the rear Lounge, Deck and Master bedroom. A fantastic spot to watch the marine activity with pleasure craft and cruise liners using this busy waterway. The original property has been substantially extended and improved by the present vendors to offer a very contemporary feel, with a spacious Kitchen/Diner, Master Bedroom with ensuite Bathroom plus Dressing Room and 2 further Bedrooms. There is also a Shower room and Utility/Cloakroom. A corner Charnwood multi fuel stove to the Lounge area adds to the comfortable feel of this well presented home. Gas fired heating including underfloor heating to all bathrooms. Double glazing. Outside to the rear, is an office, workshop and gardens with large deck. Parking to the front. Early inspection to fully appreciate this quiet location and fantastic outlook is highly recommended by appointment.

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30 BATTERY ROAD, COWES, ISLE OF WIGHT PO31 8DP

GROUND FLOOR

Attractive part glazed entrance door to:

ENTRANCE HALL

12'8 x 6'5 (3.86m x 1.96m)

Spacious area with large built in storage cupboards with hanging space. Radiator. Inset ceiling lights.

UTILITY ROOM/CLOAKROOM

11'3 x 3'11 (3.43m x 1.19m)

Tiled flooring with underfloor heating. Plumbing for washing machine, space for tumble dryer. Fitted washbasin. Low level WC. Cupboard housing Glow Worm gas boiler.

KITCHEN/DINER

20'4 x 10'11 (6.20m x 3.33m)

Fitted with a range of modern floor and wall cupboards with worktops over. Enamel Butler style sink. Integrated dishwasher, built in double oven and microwave. Gas five burner ring hob with Bosch stainless steel extractor canopy over. Inset ceiling lighting. Two radiators. Breakfast bar area. Attractive interlocking feature flooring. Open plan to

LOUNGE

14'7 x 19'10 (4.45m x 6.05m)

Corner Charnwood multi fuel stove. Radiator. Wall to wall Bi folding double glazed doors leading out to decked area. 180 degree stunning panoramic Solent views to the mainland shore and beyond.

INNER HALL

Radiator. Loft access with retractable loft ladder, lighting and partly boarded for storage.

MASTER BEDROOM EXTENDING TO DRESSING AREA

11'3 x 9'4 extending to 8'1 x 6'1 (3.43m x 2.84m extending to 2.46m x 1.85m)

Radiator. Further Bi Fold doors with stunning panoramic sea views, leading out to decked area. Inset ceiling lights. Further dressing area measuring 8'1 x 6'1.

ENSUITE BATHROOM

Suite comprising panelled bath with central mixer tap and separate shower over. Vanity washbasin, low level WC. Towel rail/radiator. Shaver point. Underfloor heating. Partly tiled walls. Double glazed window.

BEDROOM TWO

11' x 10' (3.35m x 3.05m)

Double glazed window. Radiator. Exposed brick wall and inset shelving.

BEDROOM THREE

10' x 9' (3.05m x 2.74m)

Double glazed window to front. Radiator. Feature exposed brick wall. Inset ceiling lights.

SHOWER ROOM

Suite comprising corner tiled shower cubicle with folding door. Vanity washbasin. WC with concealed cistern. Heated towel rail/radiator. Partly tiled walls. Underfloor heating.

OUTSIDE

To the front of the property there is a gravelled car hardstanding area for two vehicles and side access leads to the rear garden which includes a good sized raised deck area, leading off the rear accommodation and enjoying stunning Solent views to the mainland shore. Under the decking there is a storage area with power and water supply. The gardens are laid mainly to lawn and back onto a copse. Within the garden area there is a useful outside office with workshop/store. Power and internet is connected. Towards the end of the garden there is a further garden store.

TENURE

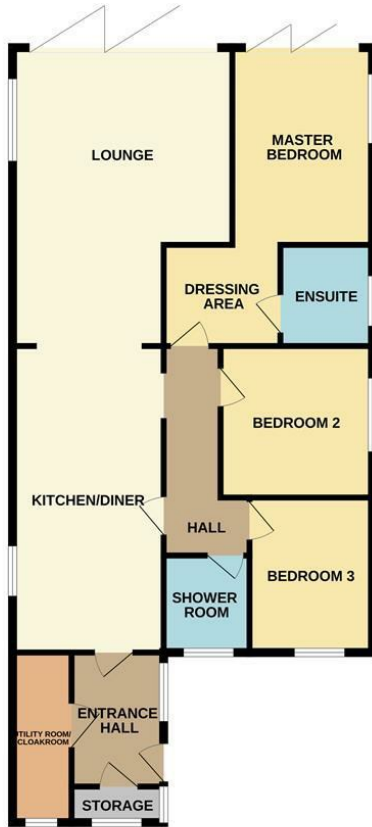
This property is Freehold.

Council Tax Band D

Total floor area 102 square metres







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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