



MARVINS
ESTATE AGENTS



REGENT HOUSE MARKET HILL, COWES, PO31 7TR

GUIDE PRICE £370,000

This charming property is situated within the Old Town area of Cowes, and was formally a Public House. Built in 1910 and open to the public until 1950, it has now been successfully converted into a unique home bursting with character. The accommodation comprises entrance hall, open plan living/dining area, kitchen and shower room to the ground floor. On the first floor is master bedroom with ensuite shower room, and two further bedrooms. It has been sympathetically renovated, retaining the original stained glass windows, whilst benefitting from a new gas central heating system, kitchen and bathroom. **VIEWING OF THIS UNIQUE HOME IS HIGHLY RECOMMENDED**

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REGENT HOUSE MARKET HILL, COWES, ISLE OF WIGHT PO31 7TR

Double glazed Entrance Door in to:

HALLWAY

Space for hanging coats with steps down to:

OPEN PLAN LIVING/DINING AREA

18'11" x 11'6" max (5.77m x 3.51m max)

Three windows to side and front aspect with original stained glass panels. Double glazed door with etched glass panels leading on to Market Hill. Three radiators. Stairs to upper floor off. Understairs storage cupboard. Doors off to:

KITCHEN

9'1" x 9'6" (2.77m x 2.90m)

Window with original stained glass panels. Fitted with a range of modern wall and floor units with bevel edged work tops over. Integral electric fan oven with induction hob and extractor fan over. Stainless steel sink with chrome mixer tap over. Integral dishwasher. Space for Fridge. Tiled splashbacks. Built in cupboard housing Vaillant gas boiler. Inset ceiling lights. Tiled effect flooring.

SHOWER ROOM (GROUND FLOOR)

Comprising modern white suite with walk-in double shower with chrome shower and further separate shower attachment. Double glazed window. Vanity wash basin with chrome mixer tap and drawers under. Low level WC. Heated chrome towel rail. Large built in cupboard with plumbing and space for washing machine and tumble dryer.

FIRST FLOOR

Split Landing with doors off to:

MASTER BEDROOM

9'10" x 10'8" (3.00m x 3.25m)

Window to side. Radiator. Built in wardrobe with shelving. Door to:

EN-SUITE

Comprising a modern white suite with glass shower cubicle with chrome shower. Low level WC and vanity wash basin with chrome mixer tap and drawers under. Chrome heated towel rail. Frosted window.

BEDROOM TWO

11'10" max x 12' (3.61m max x 3.66m)

Two windows. Radiator. Built in wardrobes with hanging space.

BEDROOM THREE

12'3" x 7'3" max (3.73m x 2.21m max)

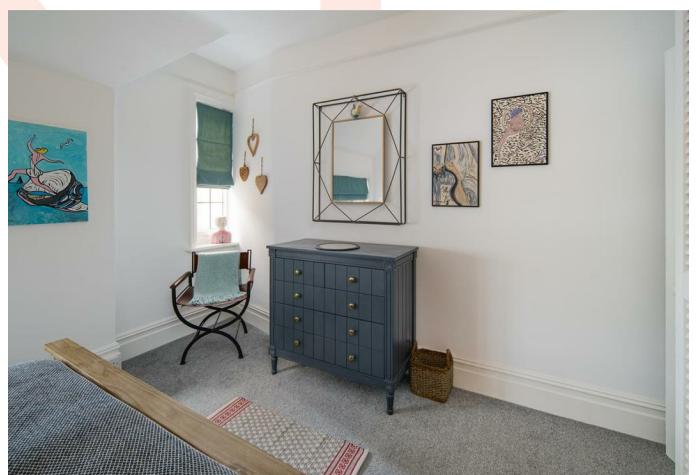
Window. Radiator. Built in wardrobe with hanging space and shelving.

OUTSIDE

Flagged passageway leading to the front door, with shared access leading to the garden gate of the neighbouring property.

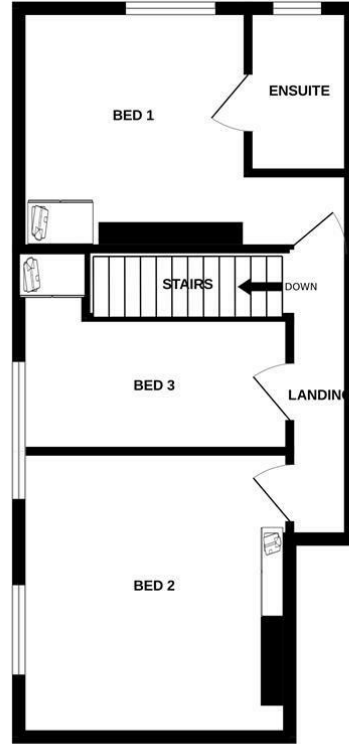
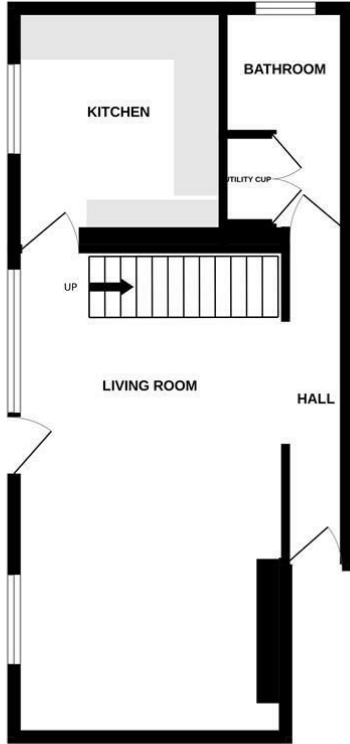
TENURE

This property is Freehold. Council Tax Band D.

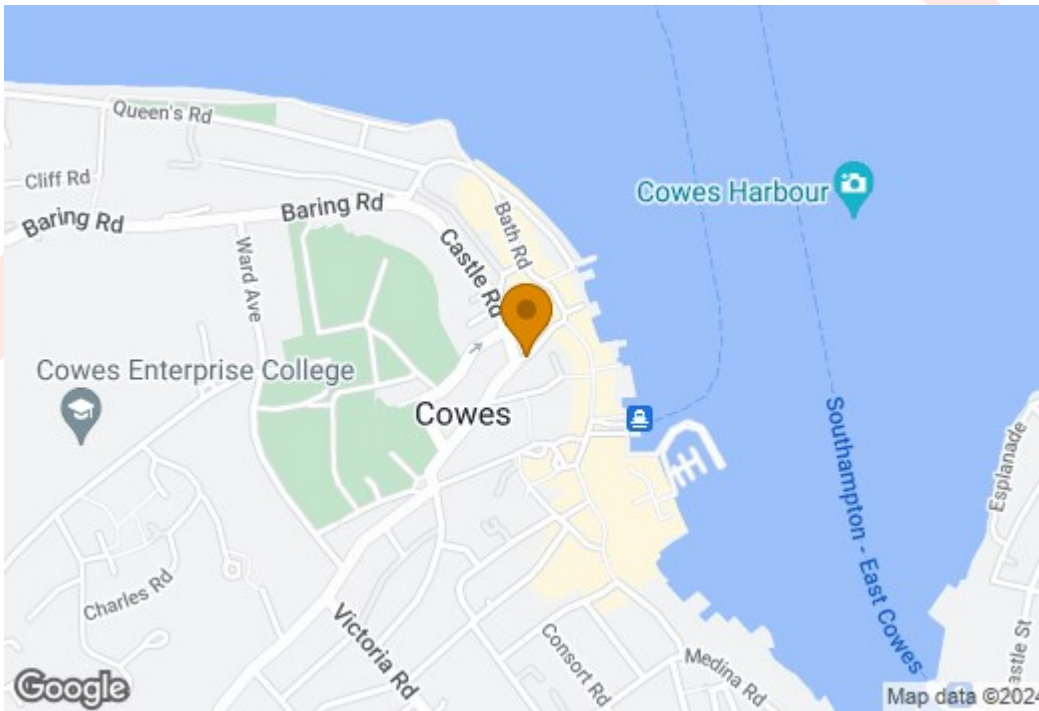


GROUND FLOOR

1ST FLOOR



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		
(69-80) C		
(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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