

SPENCE WILLARD



3 Langtry Place, Castle Road, Cowes, Isle of Wight

This modern townhouse has been upgraded in recent years and now provides stylish accommodation in an elevated position with stunning, panoramic views, garage and off-road parking

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Situated in a quiet yet central location within the Old Town and Conservation Area, the house is set back from The Parade in an elevated position, enjoying truly panoramic views across The Solent and to the Hampshire Coast.

The property has been recently refurbished internally and provides low-maintenance living, with ample storage space together with good-sized rooms, outside space, off-road parking and a garage.

The Parade is a short walk down Bars Hill providing access to Trinity Landing and some of the country's most prestigious yacht clubs, including The Royal Yacht Squadron. Cowes is world-renowned for its sailing facilities, and also benefits from a popular High Street with an array of independent shops, bars and restaurants. The high-speed Red Jet passenger ferry is only a short walk away, providing crossings to Southampton, (with onward connections to London). To the rear, there are views over nearby Northwood Park with its tennis courts, bowling green and Northwood House with seasonal entertainment and lawn bar.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY A part-glazed door with window light over fills the hallway with natural light. A spacious entrance with space for coats and shoes. Understairs cupboard providing further storage.

BEDROOM 3 A double bedroom with views over the front garden to the Harbour entrance and Hampshire coastline beyond.

SHOWER ROOM EN-SUITE Largely tiled throughout and fitted with a quadrant shower cubicle with shower, wash basin, WC and heated towel rail.

UTILITY ROOM Fitted with ample units with worksurface over and inset sink and drainer. Space and plumbing for washing machine and dryer. Door to rear courtyard.



INTEGRAL GARAGE Pedestrian door from the hallway to the garage with power and lighting.

Stairs rise to:

FIRST FLOOR

OPEN-PLAN KITCHEN DINING LIVING ROOM This impressive, light and spacious room is dual aspect and makes the most of the property's position, enjoying the wonderful Solent panorama. The **KITCHEN** is fitted with a range of wall and base units with wooden worksurfaces and ceramic 1¼ bowl inset sink and drainer. Integral appliances include oven with four-ring gas hob and extractor above, fridge, freezer, dishwasher and bin drawer. Outlook over the rear with French doors opening to the raised south westerly facing terrace. A peninsula provides breakfast bar seating and separates the kitchen from the **DINING AREA**, which has space for a good-sized dining table. To the front of the property is the **SITTING AREA**, a spacious area with ample space for seating and bi-fold doors opening to a **BALCONY** with wonderful panoramic views over The Solent and to the Hampshire coastline beyond.

Stairs rise to:

SECOND FLOOR

LANDING Storage cupboard and airing cupboard housing hot water cylinder.

BEDROOM 2 A double bedroom facing southwest, with fitted wardrobe cupboards.

FAMILY BATHROOM Vanity unit with sink inset and storage below. Mirror with mood lighting above, bath with shower over, WC and heated towel rail. Wooden flooring.



BEDROOM 1 A delightful double bedroom with fitted wardrobes and outlook over the Old Town enjoying panoramic views stretching from the River Medina to the Harbour entrance and across The Solent to the Hampshire coast.

SHOWER ROOM EN-SUITE Fitted with shower cubicle, vanity unit with sink inset, cabinets below and mirror above, WC and heated towel rail.

OUTSIDE

To the front of the property there is an attractive flower bed, filled with various shrubs and planting, with ornate railing. To the rear there is a gate to provide a dry undercover parking area, in front of the integral single **GARAGE** with an up-and-over door, with power, lighting and integral pedestrian door. There is also an adjacent locked store, outside tap and power point.

To the first floor there is a balcony overlooking The Solent, providing panoramic views, with a recently upgraded rear terrace with sealed floor and all new timbers, leading from the kitchen, ideal for seating and dining with a southwesterly outlook.

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

TENURE Freehold

COUNCIL TAX Band F

POSTCODE PO31 7QQ

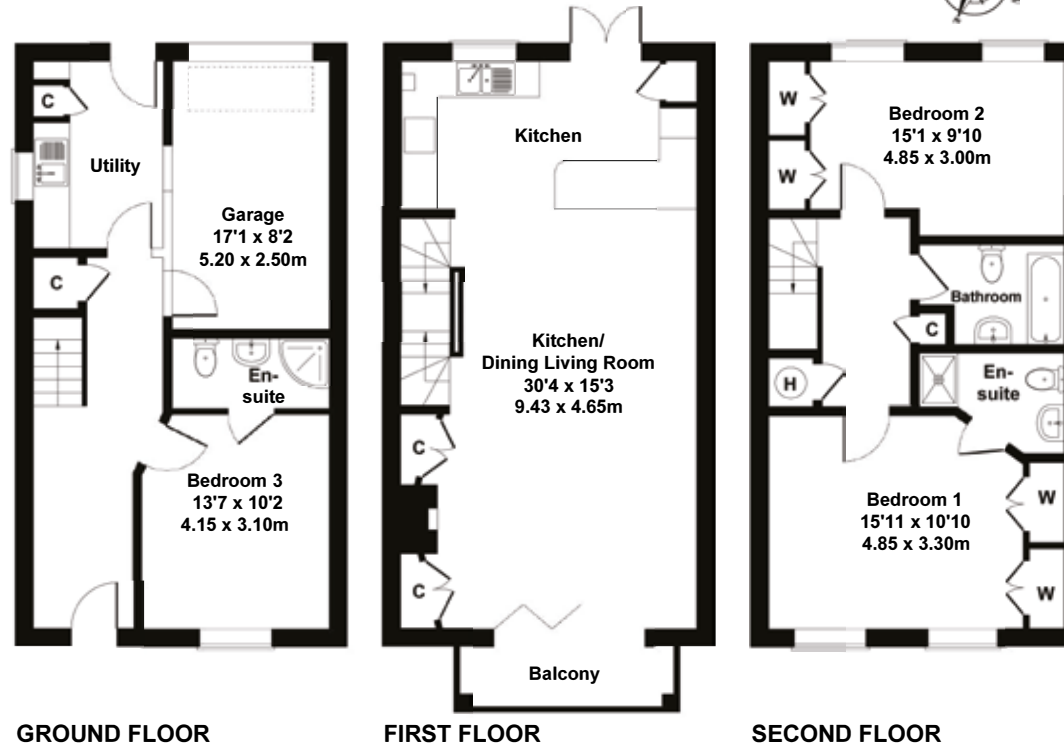
EPC Rating C

VIEWINGS Strictly by prior arrangement with the sole selling agents, Spence Willard.



3 Langtry Place

Approximate Gross Internal Area
1485 sq ft - 138 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2026

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.