

SPENCE WILLARD



2 Solent Heights, Cowes, Isle of Wight

# *A contemporary coastal home providing high quality accommodation set over three floors with panoramic Solent views*

VIEWING:

[COWES@SPENCEWILLARD.CO.UK](mailto:COWES@SPENCEWILLARD.CO.UK)

01983 200880

[WWW.SPENCEWILLARD.CO.UK](http://WWW.SPENCEWILLARD.CO.UK)



Located in a cul-de-sac of just three properties, off the sought-after Egypt Hill, close to the seafront and within easy reach of both Cowes & Gurnard, 2 Solent Heights is in a prime position to enjoy its surroundings.

This modern property was built in around 2012 and provides light and spacious accommodation set over three floors with four bedrooms and four bathrooms alongside two impressive living spaces with largely glazed elevations opening to balconies making the most of the Solent views. In addition, there is a useful utility room, ample storage spaces and a delightful garden with lawn and paved areas to make the most of the sun throughout the day.

A short walk from the property, in addition to the seafront, is popular Northwood Park with its peaceful grounds and tennis courts and beyond this the popular High Street of Cowes, providing a wider range of facilities, including an array of independent shops, restaurants and bars; as well as the Red Jet hi-speed ferry service providing frequent services to Southampton with onward connections to London.

## **ACCOMMODATION**

### **GROUND FLOOR**

A block paved driveway leads to a covered entrance.

**ENTRANCE HALL** A glazed front door leads to a spacious entrance hall with storage cupboard, cupboard housing hot water cylinder and staircase rising to the upper floors.

**UTILITY ROOM** A large room with base cabinetry providing ample storage. Worksurface over with stainless sink and drainer inset overlooking the front of the property. Space and plumbing for both a washing machine and dryer. Access to the car port.

**BEDROOM 3** A double bedroom with glazed sliding doors filling the



space with natural light, overlooking the front of the property and fitted with full height wardrobes.

**SHOWER ROOM EN-SUITE** Walk-in shower, wash basin with illuminated mirror above, WC and heated towel rail.

**BATHROOM** Largely tiled bathroom comprising bath with shower over and glazed screen, wash basin and WC with illuminated, mirrored cabinet above. Heated towel rail and linen cupboard.

**BEDROOM 2** A dual aspect double bedroom with fitted wardrobes and glazed sliding doors opening to the rear terrace and overlooking the garden.

**BEDROOM 4** A further double bedroom with fitted wardrobes and glazed door to rear garden.

**FIRST FLOOR**

**LANDING** With two storage cupboards and WC with wash basin.

**OPEN-PLAN KITCHEN LIVING DINING ROOM** This impressive room makes for a wonderful living area and has been designed to make the most of the views over Egypt Hill to the Solent. Opening to a spacious **SITTING AREA** with sliding glazed doors to a **BALCONY** with glazed balustrade, ideal to sit and enjoy the scenery. The **KITCHEN** is well-appointed with both wall and base units, an integrated dishwasher, sink with Kettle hot water tap, range cooker with extractor above, and space for a freestanding American Fridge Freezer. Corian worksurface extends around to create a breakfast bar between the kitchen and **DINING AREA**, which benefits from the expanse of glazing to enjoy the Solent views, making it an ideal entertaining space.

**BEDROOM 1** A light and spacious double bedroom with a wall of fitted mirrored wardrobes and a largely glazed elevation providing views over the garden and to the Solent. A frosted glass sliding door opens to the:

**SHOWER ROOM EN-SUITE** Largely tiled, this spacious shower room benefits from lovely views, with large walk-in shower, WC and sink on vanity unit with drawers beneath and mirrored, illuminated cabinet above. Heated towel rail. A door opens to a:

**DECK AREA** A lovely outlook over the rear garden and to the Western Solent, with glazed balustrade and steel handrail and steps down to the garden.

**SECOND FLOOR**

**SITTING ROOM** A light and spacious reception room with vaulted ceiling and one largely glazed elevation with a door opening to a **BALCONY** with space for seating to enjoy this great vantage point.





**KITCHENETTE** Fitted with cabinetry and inset stainless steel sink and drainer, with outlook over the rear garden. Space for fridge. Storage cupboard.

**SHOWER ROOM EN-SUITE** Shower with wash basin and WC.

**OUTSIDE** The property is approached by block paved driveway leading to the front door and around the side of the property as well as to the **CAR PORT** with Electrical Vehicle Charging Point (not included in sale) and off-road parking spaces. To the rear of the car port are double garage doors opening to the rear garden. The rear garden is bordered with mature shrubs and there is an area of lawn alongside a large paved area for seating and dining throughout the day. There is a **SUMMER HOUSE** and paving leads to the **GARDEN SHED** served by power and lighting. To the front of the property are **BALCONIES** to both the first and second floors laid with low-maintenance composite decking and with glazed balustrades to make the most of the setting.

**NOTE 2** Solent Heights owns the access road, and maintenance costs are shared equally between the three properties in the close.

**SERVICES** Mains water, electricity and drainage. Heating is provided by an Air Source Heat Pump and distributed via underfloor heating.

**EPC** Rating C

**TENURE** Freehold

**COUNCIL TAX** Band G

**POSTCODE** PO31 8BP

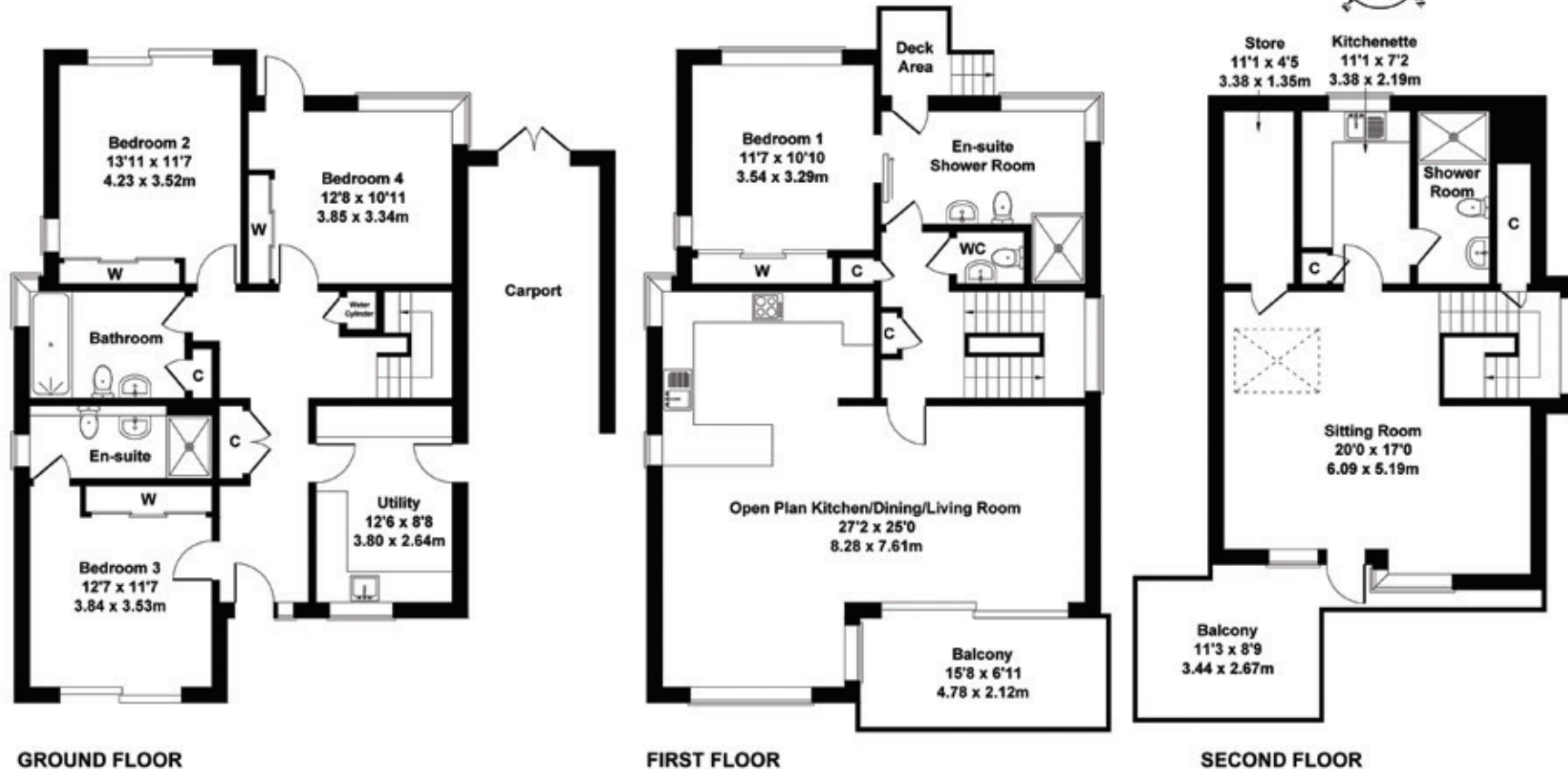
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





## 2 Solent Heights

Approximate Gross Internal Area  
2390 sq ft - 222 sq m  
(Excluding Carport & Deck Area)



**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.  
Produced by Potterplans Ltd. 2025

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.