

SPENCE WILLARD



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

# *A superb and spacious duplex apartment 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 offers beautifully presented accommodation that has been well-maintained and 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 historical building once owned by Admiral de Horsey now split into a total of 4 apartments. Accommodation is set across two floors with spectacular sea views from all rooms. From the spacious hallway a turning staircase leads to the principal bedroom suite enjoying an impressive panorama from the Velux 'step out' balcony. The apartment provides light, spacious, well-balanced accommodation and would therefore work well as either a permanent or second home and is offered with no onward chain.

Opposite the designated parking space is the private front door that provides access for three apartments. The Video Entry Phone system has recently been upgraded.

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**

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

**OPEN-PLAN LIVING & DINING ROOM** Generous, dual aspect room with natural light flooding the space and 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 spacious principal bedroom suite enjoying impressive panoramic views of The Solent from the Velux 'step out' balcony. A perfect space to watch the yacht races and enjoy the sunset over the Western Solent. On a sunny day this is a great place to soak up the sunshine throughout the day. There is a double built-in wardrobe with storage and a **SHOWER ROOM EN-SUITE** with a newly tiled and glazed shower cubicle, wash basin, WC and Velux window.

#### **OUTSIDE**

Melcombe House benefits from a private driveway which leads off the seafront and has allocated parking for each apartment. 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 that surround the building. With proximity to the seafront, the apartments provide a great overall package.

**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** £3000 per annum paid in two instalments of £1500 which covers the maintenance of the communal areas including buildings insurance, electricity, video entry phone system, weekly gardening and a managed sinking fund. An annual AGM takes place to discuss and agree all aspects of the building with the Management Company and Directors.

**NOTE** Holiday letting and pets are not permitted.

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



### 3 Melcombe House

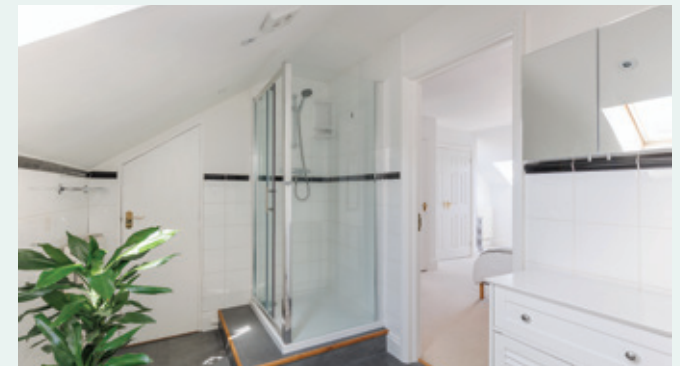
Approximate Gross Internal Area  
1486 sq ft - 138 sq m



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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