30 Battery Road, Cowes, PO31 8DP
Asking Price £575,000
EPC Rating: B Council Tax Band: D

ELLIOTT LINCOLN
ESTATE AGENTS & ASSOCIATES
Reassuringly familiar, refreshingly new















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A beautifully reimagined and comprehensively renovated and extended three-bedroom, two-bathroom detached bungalow, tucked away along a private road and enjoying some of the most outstanding Solent views available in Cowes. Originally a 1920/30s bungalow and now transformed to provide a stylish, new-home feel, this exceptional freehold home combines stunning coastal scenery, high-quality modern finishes and superb practical additions including solar panels with battery storage, fibre broadband, driveway parking and a garden office.

Set in an enviable elevated position, 30 Battery Road is a hidden gem offering spectacular ever-changing views across the Solent, with front-row seats to the world-famous local sailing activity for which Cowes is so renowned. The property has been thoughtfully redesigned to suit modern living, creating bright, flowing accommodation with an excellent balance of style and functionality. The heart of the home is the open-plan kitchen, dining and living area, where expansive glazing and bi-fold doors make the most of the breathtaking outlook and connect seamlessly to a raised deck stretching across the rear of the property. With gas central heating, fibre broadband, solar panels and battery storage, this is a home that offers both charm and future-proof practicality.

Entrance Hall
12'9" x 6'5" (3.88m x 1.96m)
A glazed timber entrance door opens into a bright and welcoming entrance hall, with double-glazed windows to the front elevation and a high-level double-glazed window to the side, allowing for excellent natural light. There is a built-in storage cupboard beneath the front window, a radiator, and access through to the utility room.

Utility Room
A practical and well-arranged space with a front-facing window, built-in storage cupboard, extractor fan, space and plumbing for both a washing machine and tumble dryer, additional built-in storage, hand basin with shelving beneath, and WC. A further built-in cupboard houses the Glow-worm gas boiler. Underfloor heating.

Kitchen Dining Room
20'5" x 11'2" (6.23m x 3.40m)
This superb open-plan space forms the heart of the home and is perfectly designed for modern living and entertaining. The kitchen is fitted with a cream and walnut-effect range of base cupboards and drawers, complemented by integrated twin eye-level electric ovens, microwave oven, gas hob, brushed stainless steel extractor, ceramic sink with mixer tap, space for a large American-style fridge freezer and integrated dishwasher. A peninsula island/breakfast bar provides an ideal sociable focal point, while there is ample space for a dining table and chairs.

Living Room
19' x 14'5" (5.80m x 4.40m)
Opening beautifully from the kitchen and dining area, the living room is a stunning space with breathtaking views stretching across the Solent towards Southampton Water. Double-glazed bi-fold doors open out onto the raised deck, creating a seamless connection between the interior and the spectacular outside space. Additional high-level side windows bring even more light into the room, while a log-burning stove adds warmth and character. The vaulted ceiling further enhances the sense of style and space.

Inner Hallway
With loft access and radiator, the inner hallway leads to the bedroom accommodation and family shower room.

Bedroom 1
11'2" x 9'6" (3.40m x 2.90m)
A beautifully positioned principal bedroom enjoying glorious panoramic Solent and mainland views. Bi-fold doors open directly onto the raised deck and garden beyond, allowing the stunning setting to be appreciated from the moment you wake. An additional double-glazed side window provides further natural light, making this a peaceful and impressive retreat.

Dressing Area
9'6" x 6'7" (2.90m x 2.00m)
Situated off the principal bedroom, the dressing area provides a practical and well-designed extension to the suite, enhancing the feel of the main bedroom accommodation.

Ensuite
7' x 5'7" (2.14m x 1.70m)
Fitted with a panel bath with shower over, partially tiled walls, handbasin with mixer tap and vanity storage beneath, WC, chrome heated towel rail, extractor fan and obscure double glazed side window. The windows are finished in anthracite grey, adding a contemporary finish. Underfloor heating. Radiator.

Bedroom 2
11'2" x 10'10" (3.40m x 3.30m)
A comfortable double bedroom with double-glazed window, radiator and a feature wall of exposed brickwork, bringing texture and character to the room.

Bedroom 3
10'2" x 9'2" (3.10m x 2.80m)
Another attractive bedroom with a double-glazed window to the front elevation, exposed brick feature wall and a contemporary vertical anthracite radiator. An exposed wooden beam beneath the window adds further charm and individuality.

Family Shower Room
6'7" x 4'11" (2.00m x 1.50m)
Stylishly appointed with a corner shower enclosure, integrated WC, handbasin with vanity storage beneath, ceramic tiled walls and floor, obscure double-glazed window to the front elevation and extractor fan. Underfloor heating. Radiator.

Garden Office
18'10" total x 9'5" (5.75m total x 2.87m)
A highly useful external office space with three double glazed windows and two doors. Currently arranged with the interior divided down the middle to provide part office and part bike storage, this space also benefits from electricity and hardwired internet, making it ideal for home working, hobbies or flexible ancillary use.

Outside and Garden
To the rear, the property enjoys an exceptional outdoor setting designed to make the absolute most of the stunning coastal backdrop. A raised deck stretches across the rear of the bungalow, extending as far as the principal bedroom, and is enclosed by glass and stainless-steel balustrading to ensure the views remain uninterrupted. It provides a superb vantage point from which to enjoy the ever-changing Solent outlook and vibrant boating activity.
Steps lead down to an enclosed garden which is mainly laid to lawn, with flower bed borders adding colour and softness. The garden office sits neatly within the plot, and to the front there is driveway parking for two cars. You will also find a convenient EV charging point on the driveway. Altogether, the outside space is both practical and impressive, ideal for entertaining, relaxing and enjoying this unique coastal position.

Location
Battery Road is a tucked-away private road in one of Cowes' most appealing positions, offering privacy, exclusivity and truly impressive views across the Solent towards Southampton Water. Cowes is internationally renowned for its sailing scene and maritime heritage, and from this property you can enjoy front-row views of the yachting activity that makes the area so special. Also, you will find a footpath close by that will lead you through the copse and onto the seafront.
The town itself offers a vibrant selection of independent shops, restaurants, cafés and everyday amenities, alongside regular mainland ferry connections. This location perfectly combines peace and seclusion with convenience and access to all that Cowes has to offer.

STAMP DUTY INCENTIVE T&C
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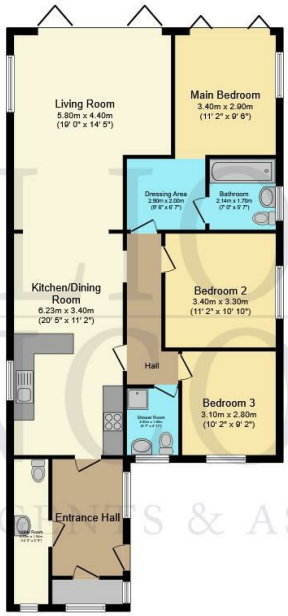


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Floor Plan

Floor area 111.9 sq.m. (1,205 sq.ft.)

Total floor area: 111.9 sq.m. (1,205 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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