

McCarthy
& BOOKER



The Beach House, 52 Cliff Road, Cowes, Isle of Wight, PO31 8BN

Guide Price £400,000



ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER

A charming end of terrace house located on Cliff Road, boasting great sea views. This delightful property features an open plan kitchen/diner, separate sitting room and two bedrooms with two bath/shower rooms.

The property offers a parking space, garage and garden as well as a great decked area to view the ever changing seascape.

A great 'lock up and leave' or permanent residence with a short walk into Cowes High Street and having the benefit of being chain free.

Located on a highly sought after residential road, The Beach House enjoys stunning views across the Solent and offers a perfect setting for those seeking a peaceful retreat whilst being a short walk into Cowes. Cliff Road is one of the most prestigious addresses in Cowes, known for its scenic views and proximity to the vibrant marina and bustle of the Old Town. The property benefits from good size decked area from which fantastic sea views can be enjoyed at the front. Viewing is highly recommend to appreciate what this contemporary property has to offer.

Steps up to UPVC double glazed front door and glazed panels housing cat flap.

Entrance Hallway

Tiled hallway with stairs to first floor, built in shoe storage, radiator. Door to:

Bedroom 2

A double room with sea views across the Solent through UPVC double glazed window. Radiator.

Master Bedroom

A good sized double room with French doors to rear decked area with rockery and steps leading to further decked area.



Ensuite Bathroom

With white suite comprising large bath with shower attachment, built in vanity basin with useful storage under and wooden top, bidet and WC, large mirror, tiled floor.

Shower Room

With white suite comprising large shower, WC and wash hand basin, shaver point, radiator and extractor fan.

Understair Cupboard

With space and plumbing for washing machine and drying rack.

Stairs to first floor.

Kitchen/Dining/Living Room

A lovely light open plan room with space for dining table and built in window seating enjoying lovely sea views. Kitchen area which is well fitted with breakfast bar and range of modern blue wall and floor mounted units with space for dishwasher, double drainer sink unit, electric cooker with gas hob over and extractor hood, radiator, loft access. Patio doors leading to decked area enjoying super sea views.

Living Room/Bedroom 3

Currently used as a living room but could be used as a third bedroom. 2 windows to rear, radiator, cupboard housing Vaillant combination boiler.

Outside

The property benefits from good sized decked area which wraps around the side of the house and provide ample space for relaxing outdoors and alfresco dining. The front decking enjoys fantastic sea views, there is small area of faux lawn to the front for ease of maintenance and good size timber storage areas. The garage is to the front of the property.

Further Information

Tenure: Freehold

Council tax band: D

EPC: C

Gas central heating



Viewing

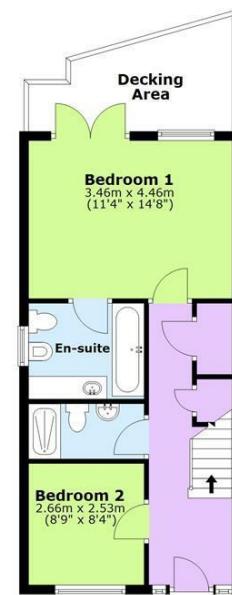
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Ground Floor
Approx. 43.4 sq. metres (467.0 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 85.9 sq. metres (925.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk.
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