

SPENCE WILLARD



19 York Street, Cowes, Isle of Wight

A sensitively refurbished four storey townhouse finished to an exceptional standard with high quality fittings. Occupying a sought-after location in Cowes, the property is currently utilised as a successful holiday let business

VIEWING

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This well-presented property has been sensitively renovated and reconfigured including two new bathrooms and an extension on the lower ground floor providing an open plan kitchen/ dining area with glazed door to a low maintenance garden. The property also benefits from rewiring and replumbing together with newly installed windows.

Currently operating as a successful holiday let, the property is available with all contents by separate negotiation. With 3 good sized double bedrooms, the upper floors offer glimpses of the Harbour and Solent. Ideally positioned along York Street providing easy walking access to the popular high street, offering a wide range of independent shops, restaurants and bars. Cowes is an internationally renowned sailing mecca with numerous sailing clubs and convenient transport links to the mainland via the Red Jet High Speed passenger ferry.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM Staircase with exposed antique pine and brickwork, wall-mounted TV point, Hive heating controls.

BEDROOM 3 Double bedroom with wooden panelling and wall lights. Glimpses of the Harbour.



LOWER GROUND FLOOR

KITCHEN/ DINING ROOM Incorporating a recent extension featuring a sky lantern with glazed door providing access and outlook onto the rear low maintenance garden. Recently installed kitchen with integral appliances including eye level oven, induction hob with extractor over, dishwasher, washing machine, fridge freezer and ceramic sink with mixer tap.

FIRST FLOOR

LANDING Providing access to bedroom and shower rooms. Staircase rising to second floor.

SHOWER ROOM 1 Shower unit with rainfall shower, sink set on vanity unit, WC, heated towel rail.

BEDROOM 2 Double bedroom with contemporary wood panelling and wall lights.

SHOWER ROOM 2 Shower unit, sink set on vanity unit, WC, heated towel rail.

SECOND FLOOR

BEDROOM 1 Principal double bedroom with wooden panelling and wall mounted lights. Painted roof timber beams. Views over Harbour towards Hampshire coast.

OUTSIDE The property is approached along popular York Street with a small rear garden featuring natural stone paved terrace forming an attractive alfresco seating and dining area. Steps lead down to a pedestrian gate and small brick-built storeroom. Convenient gated rear access.

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

Tenure Freehold

EPC TBC

Council Tax Band A

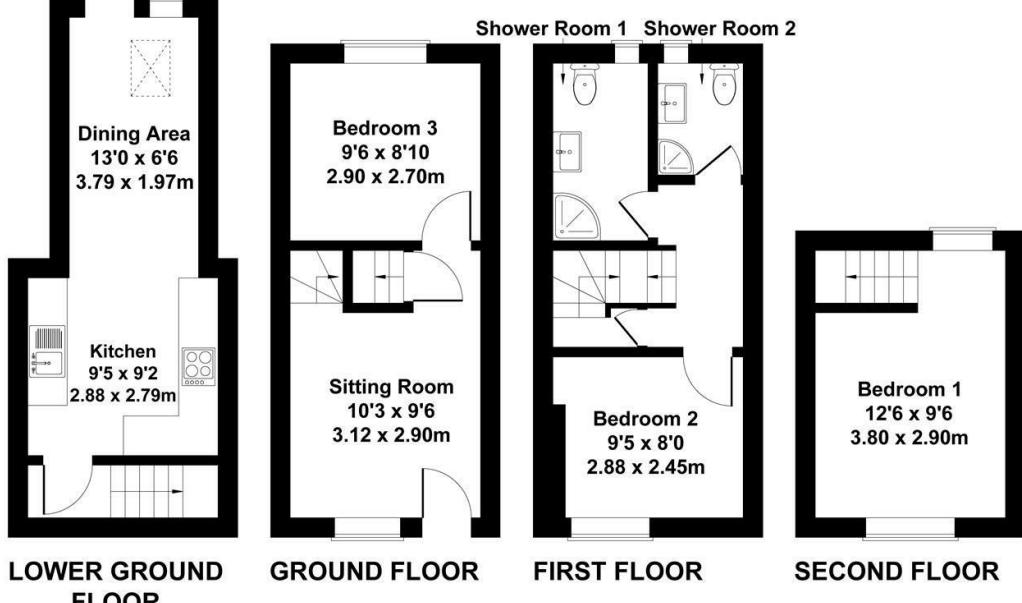
Postcode PO31 7BS

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



19 York Street Cowes

Approximate Gross Internal Area
753 sq ft - 70 sq m



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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