



McCarthy
& BOOKER

8 Bittern Place, Island Harbour, Newport, Isle of Wight, PO30 2QE

Guide Price £300,000



12M Mooring ~ CHAIN FREE ~ Three bedrooms ~ Quiet location

A three bedroom terraced yachtmans cottage

Located with rear views to the harbour, this welcoming home is over three floors and has a kitchen/diner, separate sitting room and two bath/shower rooms. Selling CHAIN FREE, this low maintenance home is ready and waiting.

Interior

Lower Ground Floor:

This cosy sitting room can be accessed directly from the courtyard garden, an ideal place for taking breakfast or drinks, as well as from descending staircase from the upper floor. There is a log burner within the brick chimney breast and matching hearth, giving a focal point and forming a warm and relaxing space especially in the colder months.

First Floor:

Entering into the kitchen with its array of wall and base units that include an integrated four ring gas hob and oven, this room has space for a breakfast table and leads through to a useful utility room with a washing machine, tumble dryer, sink and further storage. Within the inner lobby there are two tall storage cupboards and a staircase leading down to the sitting room. Also from here there is access to a modern tiled shower room and a bright double bedroom that has built in wardrobes as well as views over to the harbour.

Second Floor:

There are two bedrooms on this upper floor, one being a single with views to the fore, and a family bathroom. The sunny rear double bedroom has built in wardrobes and looks out to the River Medina.

The bathroom is smart, modern and partly tiled with a bath and 'telephone' hand held shower, basin and wc.



Exterior

The fore of the property has flowering bushes around the doorway and looks over to the duck pond within the landscaped communal area .

At the rear is a paved patio garden, edged with mature shrubs and with views down the path towards the marina where you can find the 12m mooring associated with the property. This pretty and peaceful area is a lovely space to relax and rest.

Island Harbour, Newport

Set in a beautiful and secluded valley, yet in a central location, Island Harbour is the perfect base from which to explore the Island and the Solent. Located in navigable water on the River Medina, the marina is approximately 2 miles upstream from Cowes, just above the Folly Reach. As a site of Special Scientific Interest and an Area of Outstanding Natural Beauty, the marina is home to many species of birds and wildlife. Meadows and woodland copses slope down to the marina's edge. A stroll along the nature trail allows you to fully appreciate the seclusion and tranquillity of the marina site. With just under 100 properties, Island Harbour is home to permanent residents, secondary residents and holiday makers alike. The locked harbour is a safe and secure place to moor a boat or just visit for the day with The Cockle restaurant that serves residents and visitors alike. Other amenities include a chandlery, boat builders with a repair workshop, 50 ton hoist and slip crane, hard standing, showers and laundry room. The development is surrounded by well-kept communal grounds that include a meadow, an open field which has been purchased by the residents to provide private dog exercise space and a BBQ area. The estate benefits from 6 Project Pev Pro electric charging points which are available to residents. There is a walk/cycle trail that leads you to Newport along the River Medina with beautiful views.

Further Information

Tenure: Freehold

EPC: C

Council tax band: D

Double glazed throughout



Loft with ladder access

Mains gas, electricity, water and sewerage

Allocated 12m mooring

Maintenance fees: £1100 pa, payable as £550 every 6 months, which includes upkeep of communal areas, car park, moorings and drainage

Broadband Ultrafast and Superfast available in this area

Viewing

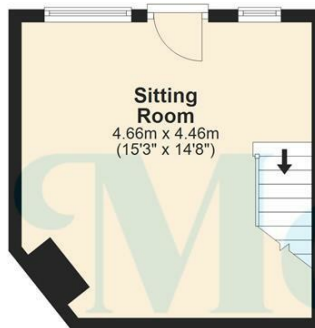
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

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.

Lower Ground Floor
Approx. 20.8 sq. metres (223.9 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.2 sq. feet)



Second Floor
Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 103.4 sq. metres (1113.2 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 other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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