

SPENCE WILLARD



63 York Street, Cowes, Isle of Wight

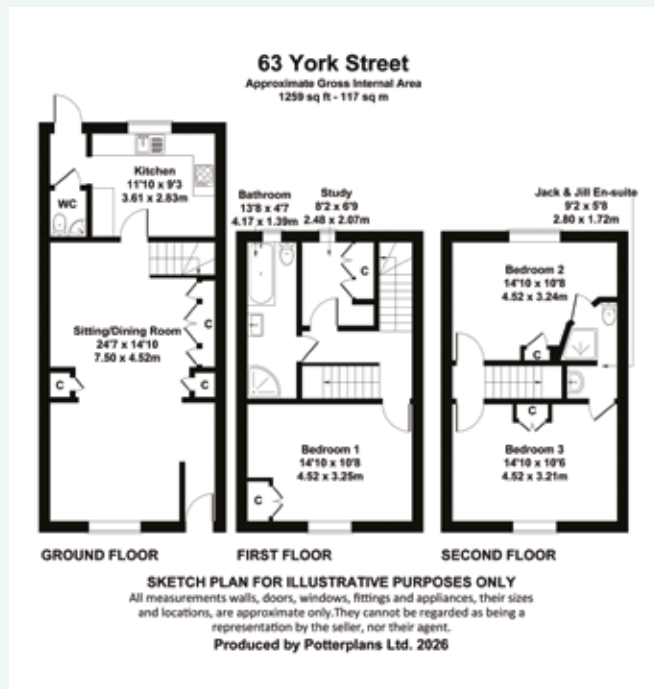
Conveniently located within a short walk of the High Street and Shepherds Wharf, this attractive town house offers well-presented open plan living accommodation with an attractive low maintenance rear garden

VIEWING:

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This charming three-storey town house provides a comfortable and nicely proportioned home, offering approximately 1,259 square feet of versatile accommodation. The ground floor has been designed to be a sociable open plan space, ideal for entertaining and modern-day living. The well-fitted kitchen enjoys an outlook over the rear garden, which benefits from two decked terraces and a garden store. On the upper floors there are three double bedrooms with sea views from the rear top floor bedroom, a study, a large bathroom and a separate shower room. Having operated with an established history of holiday letting, the property offers the flexibility to be used as a family home or a rental, with an opportunity to purchase as a turn-key solution.

York Street provides excellent access to the High Street with its array of amenities including independent shops, restaurants, bars, and the Red Jet terminal, providing frequent fast passenger ferry services to Southampton with onward connections to London. The house is also ideally situated for access to the world-renowned sailing facilities of Cowes, with Shepherds Wharf Marina being within a two-minute walk and Cowes Yacht Haven close-by.

ACCOMMODATION

GROUND FLOOR

SITTING/DINING ROOM The front door opens from the street, with a half-wall separating the entrance from the main living space. A superb, expansive open-plan reception room that spans a large depth of the property. The room is naturally bright, drawing light from the large front-facing window and features whitewashed wooden floorboards and panelled doors. Two useful full-height fitted cupboards, alongside further fitted cupboards and shelving beneath the stairs rising to the first floor.

KITCHEN Situated to the rear, the well-fitted kitchen features a range of white Shaker-style wall and base cabinetry with timber-effect work surfaces and tiled surrounds. Integrated appliances include an oven with gas hob over, stainless steel sink with mixer tap, washing machine, a dishwasher and a freestanding fridge/ freezer. Window providing outlook over the rear garden. An archway leads through to an inner hall with access to the cloakroom and a glazed door opening onto the rear garden.

CLOAKROOM With WC and corner wash basin.

FIRST FLOOR

LANDING Stairs to second floor with built-in cupboard.

BEDROOM 1 Well-proportioned principal double bedroom occupying the full width of the front of the property. Full-height fitted cupboard.

STUDY Currently utilised as a single bedroom with fitted cupboards.

BATHROOM A large bathroom suite comprising panelled bath, wash basin with cabinetry beneath, WC, quadrant shower and heated towel rail.

SECOND FLOOR

LANDING Providing access to both bedrooms on this floor.

BEDROOM 2 Well-proportioned double bedroom with fitted full-height cupboard and shelving, access to:

JACK & JILL EN-SUITE Corner shower cubicle, wash basin with cabinetry beneath, WC and heated towel rail.

BEDROOM 3 A further double bedroom with fitted cupboard enjoying Solent views across the roof tops.

OUTSIDE

To the front, the property is set back from the pavement by a small patio area bordered by a low, white-painted brick wall. To the rear is a tiered garden designed for minimal maintenance. The rear of the property opens out onto a raised timber-decked terrace, complete with a large wooden **GARDEN STORE** and steps leading down to the main garden. The lower level features a courtyard area with ample space for outdoor dining and seating. The garden is fully enclosed by timber fencing with trellis detailing and is framed by planted borders.

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

EPC Rating D

TENURE Freehold

POSTCODE PO31 7BS

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

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