

McCarthy  
& BOOKER



Skysail, 5 Hilton Road, Cowes, PO31 8JB



Ground floor maisonette ~ Beautifully presented ~ Private rear garden with Southerly aspect ~ Off road parking with charging port

### Ground floor maisonette

Situated in the ever-popular coastal village of Gurnard, this beautifully presented one bedroom maisonette offers stylish, low-maintenance living with the added benefit of private outdoor space and off-road parking with electric charging port. Ideal as a first-time purchase, holiday home, or investment, the property combines modern finishes with a warm, welcoming feel.

### Interior

The accommodation is centred around a bright open-plan living, dining, and kitchen area, thoughtfully designed to maximise space and light. A log burner creates a cosy focal point, while French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. The kitchen is well fitted with electric oven with hob and stainless steel extractor over and has space for dishwasher and fridge. There are attractive 'sail shades' to the rear roof to provide shade. The good sized hallway has space and plumbing for washing machine

The double bedroom is well-proportioned with bay window to front and features a stylish built-in cupboard, providing practical storage without compromising on space. The shower room is finished to a high standard, complete with a contemporary suite and a rainfall shower head.



## Exterior

To the rear, french doors lead to a private garden enjoying a desirable southerly aspect. The space includes a raised decked seating area, established planting and borders, and a lawn—ideal for relaxing or entertaining. There is a useful timber storage shed. Side access adds further convenience.

The property also offers off-road parking and an electric vehicle charging point to the front, enhancing its practicality for modern living.

## Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

## Further information

Tenure - Leasehold - 125 year lease.

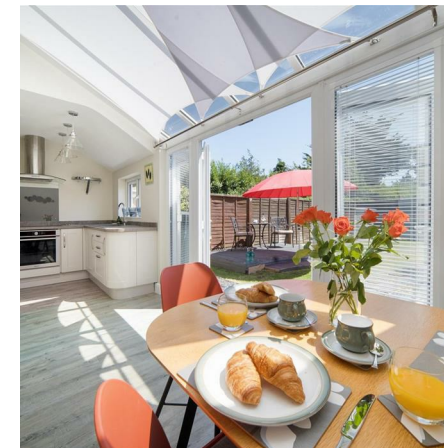
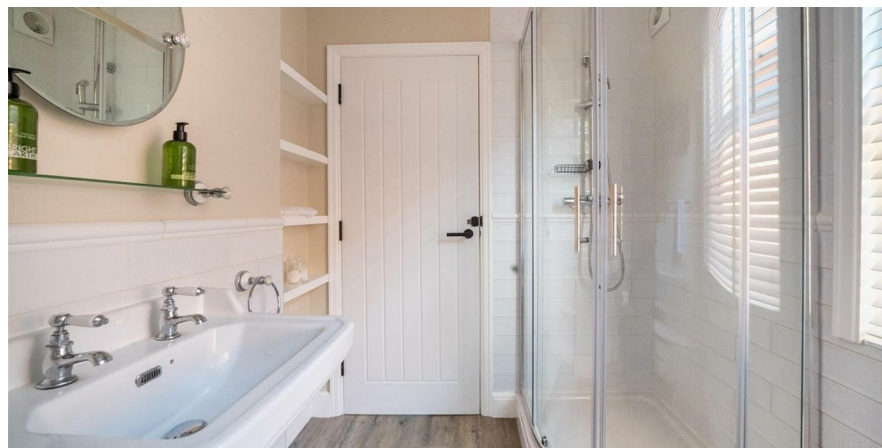
EPC - D

Gas central heating via Vailant boiler situated in the dining area.

UPVC double glazing throughout

Mains gas, electricity, water and sewerage.

Superfast broadband is 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.

### Ground Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 50.9 sq. metres (547.4 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  
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**5 Hilton Road, Cowes**