

SPENCE WILLARD



Apartment 5, Egypt Reach, 33 Baring Road, Cowes, Isle of Wight

A spacious contemporary apartment with balcony, wonderful panoramic views over The Solent and secure undercover parking

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Egypt Reach is an exclusive development located in an elevated position overlooking The Solent. The block of 10 apartments was completed in 2012 and finished to a high standard with Apartment 5 offering three double bedrooms and two well-appointed bathrooms. The generous open plan kitchen living room has large, glazed sliding doors providing plenty of natural light and superb views of The Solent and its frequent sailing and shipping activity, providing an interesting and ever-changing spectacle, together with the summer sunsets. The apartment benefits from underfloor heating, aluminium double glazed windows throughout and sliding doors with fitted blinds. There is a bespoke fully fitted German manufactured kitchen, as well as high-quality contemporary bathroom and shower room suites.

The amenities of Cowes are within walking distance with a scenic route available either way, via Cliff Road and along the seafront or Baring Road and through Northwood Park, to a good range of shops and restaurants as well as the high-speed Red Jet service to Southampton. Cowes is world-renowned for its sailing with numerous prestigious yacht clubs and is easily accessible from London. Walks to the west along the seafront lead to Gurnard with The Woodvale pub overlooking Gurnard Bay.

ACCOMMODATION

ENTRANCE HALL With oak flooring throughout. Large storage cupboard with space for coats and shoes, opening to a large space ideal for use as a **STUDY AREA/READING CORNER**. A pair of glazed doors open to:

OPEN-PLAN KITCHEN DINING LIVING ROOM A wonderful open-plan living space with sliding glazed doors across a large proportion of the seaward elevation opening to the **BALCONY** and providing panoramic views over The Solent to the Hampshire coast, ideally positioned to watch the sailing activity and shipping activity from Southampton Water. The kitchen features contemporary wall and base cupboards



with Silestone worksurfaces over and undermounted sink, as well as an adjacent Island with breakfast bar seating. There is a range of integrated appliances to include Siemens oven, microwave, fridge-freezer, dishwasher, ceramic hob with extractor over. The kitchen opens to spacious **DINING** and **SEATING AREAS**, making this an ideal living and entertaining space.

UTILITY ROOM Fitted with matching wall and base cabinets to the kitchen with Silestone worksurfaces and sink inset. Space and plumbing for washing machine and tumble dryer. Cupboard housing boiler. WC and wash basin to the end of the room.

BEDROOM 1 A double bedroom with a southerly aspect and a range of built-in wardrobe cupboards.

BATHROOM EN-SUITE With contemporary suite comprising bath, separate shower, wash basin set on vanity with drawer below and mirror fronted cabinet above. WC and heated towel rail.

BEDROOM 2 A further double bedroom with southerly aspect and a range of built-in wardrobe cupboards.

SHOWER ROOM Shower, wash basin set on vanity unit with storage beneath and mirror above. WC and heated towel rail.

BEDROOM 3 A double bedroom with southerly aspect, currently utilised as a home office space.

OUTSIDE

There is a sea facing, covered balcony providing a lovely outdoor seating area to enjoy the stunning vista. There is also a communal outdoor space.

