

SPENCE WILLARD



The Penthouse, Apartment 8, Westpoint, 99 Baring Road, Cowes

An exceptionally appointed penthouse apartment with glorious views over the Western Solent. Offering a superb triple-aspect open-plan kitchen living space, terrace, private lift access and allocated parking.

VIEWING:

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Situated atop the Westpoint development (constructed in 2010), this spectacular penthouse apartment features private lift access directly into the property. The terrace with glass balustrading provides a wonderful vantage point over the Solent, ideal for taking in the maritime activity and evening sunsets. The bright interior centres on a generously proportioned open-plan kitchen living room offering ample space for both seating and dining. The accommodation comprises three double bedrooms, an en-suite shower room and a main bathroom complete with a sunken bath. The apartment includes a separate triple storage cupboard, utility area and individually controlled underfloor heating throughout.

Westpoint benefits from gated parking, where the penthouse is allocated a double space alongside mature communal gardens designed by a Chelsea Gold Medal winning landscape architect. The property is well positioned for a short walk to Gurnard Bay, offering easy access to its sailing club, seafront green, and local pub. Cowes town centre is approximately a mile away with its array of independent shops, eateries, world-class sailing facilities, and the high-speed ferry link to Southampton.

ACCOMMODATION

The apartment can either be accessed via a lift with key access allowing it to arrive directly into the apartment or from the staircase to its own front door on the second floor. Opening to:

ENTRANCE HALL With sky light, storage cupboards and intercom system.

KITCHEN LIVING DINING ROOM An exceptional triple-aspect room with views across the Solent and towards the Beaulieu River. A set of bi-folding doors open to the TERRACE with its glass balustrades from which the views can be enjoyed. The bespoke fitted kitchen comprises a range of cabinetry with granite worksurfaces over and a large central island. Integrated appliances include a Neff double oven, Neff induction

hob with extractor over, dishwasher, separate fridge and separate freezer. The room incorporates both generous seating and dining areas.

UTILITY AREA Plumbing and space for washing machine, space for additional appliance. Housing Vaillant gas-fired boiler, fitted extractor fan.

BATHROOM Sunken bath with tiled step surround, separate walk-in shower, wash basin and WC. Heated towel rail, Velux window, stone-effect floor tiles and partially tiled walls.

BEDROOM 3 Well-proportioned double bedroom currently arranged as a twin. Sash-style double glazed window.

BEDROOM 2 Bright and characterful double bedroom, large arched window towards the front of the development. Vaulted ceiling with additional Velux window, eaves storage.

BEDROOM 1 A large double bedroom with sash-style double glazed window. Solid oak doors.

SHOWER ROOM EN-SUITE Glass-enclosed walk-in shower, wash basin, WC, tiled flooring and partially tiled walls. Velux window.

OUTSIDE

A pair of wrought iron gates set on gate pillars opens to a block paved turning circle with a central border, the outside of which are a series of mature trees and shrubs and an allocated parking space for each apartment. A sandstone paved path edged with borders leads around the wonderful communal gardens to the rear of the apartments which comprises well-manicured lawns and a series of well-stocked borders with greenhouse and shared garden store.

SERVICES Mains water, electricity, drainage and gas. Gas fired underfloor central heating throughout with individual thermostats in each room.

TENURE 999 year lease from 2012 with a share of the freehold.

NOTE The property has a restriction on short term lettings and pets are not permitted.

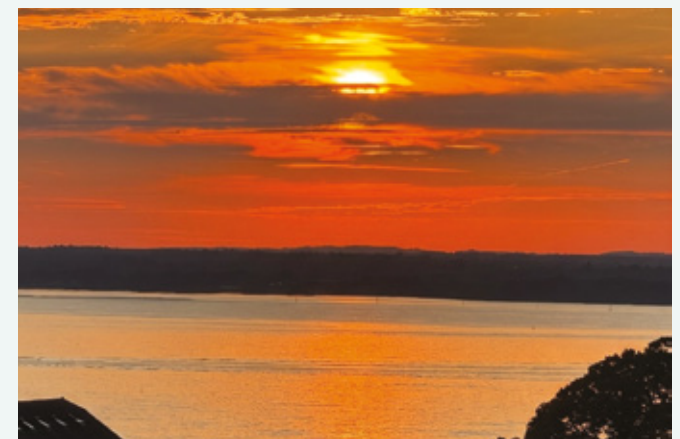
COUNCIL TAX Band F

SERVICE CHARGE £415.96 per month covering building insurance, building maintenance, gardener, gates, lighting, window cleaning and a reserve fund. Lift maintenance paid separately on an annual basis.

POSTCODE PO31 8DS

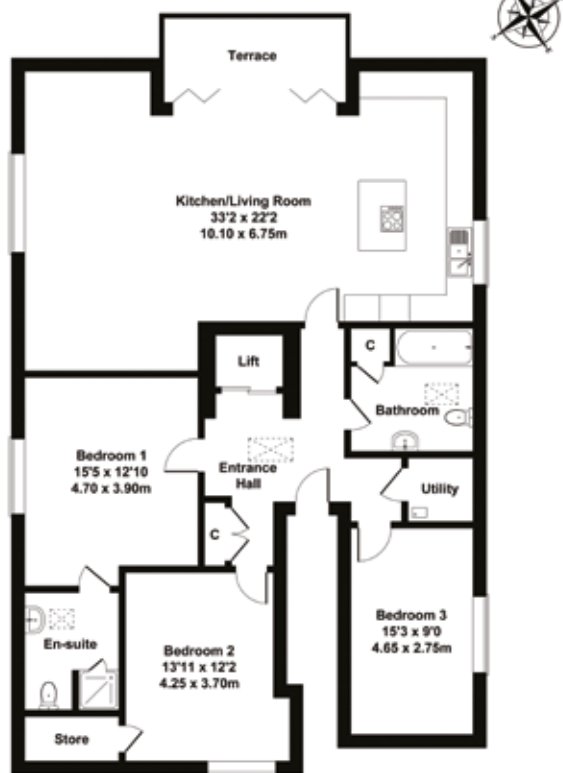
EPC Rating B

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



Penthouse, Apartment 8, Westpoint

Approximate Gross Internal Area
1518 sq ft - 141 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.

Produced by Potterplans Ltd. 2026



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