



27 West Hill Road, Cowes, PO31 7SF

**Guide Price £359,950**



This mid terrace house enjoys good sized living/dining room and 3 double bedrooms. Situated a short stroll from the bustling town centre, viewing is highly recommended to appreciate what this characterful home has to offer. CHAIN FREE

A Victorian mid terrace home, located in the heart of Cowes, just 10 minutes walk to the seafront, Redjet, chain ferry and supermarkets. This period property has been refurbished and reconfigured to a stylish good standard but all the while keeping its character. Along with a large reception room that stretches front to the back of the home, modern sunny kitchen, three double bedrooms and a lovely garden with a garden store, this makes this a great ready to move into home.

#### Interior

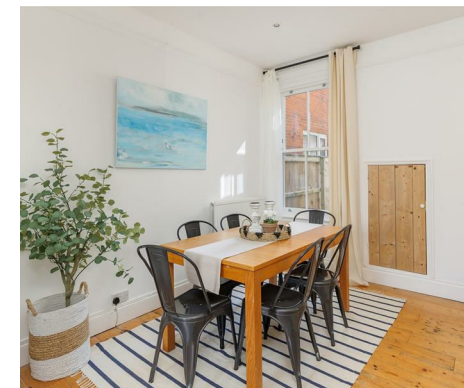
This renovation has been undertaken with many stylish elements, from the stripped original doors, to the refurbished sash windows at the fore and double glazed casement windows everywhere else, fresh white decor, high ceilings and kitchen opening to a sunny garden with decked terraces, this property is immaculately presented.

#### Ground Floor:

The sitting/dining room at the fore of the property has a large bay window allowing light to flood in and a space for a log burner if desired which would sit upon a slate hearth. On entering, the hallway, stretches out to the kitchen and has the staircase leading up to the first floor, features stripped boards and an original stucco arch. There is a sweet built in cupboard in the dining area and a handy cloakroom under the staircase. The kitchen is light and sunny with dual aspect windows, and is fitted with a smart white range of kitchen units with solid wooden countertops. There is space for a dishwasher, washing machine and under counter fridge, and Bosch oven with gas hob. A Vaillant combination boiler warms the home and provides ready hot water. A door opens to the garden.

#### First Floor:

Three bedrooms, all doubles with either stripped or painted floorboards, and two with beautiful original fireplaces. The middle double bedroom having built in wardrobes and a further built in wardrobe to the alcove, and the bedroom to the fore also with built in wardrobe to the alcove. A shower room serves the bedrooms, which is modern and with a good size shower cubicle.



### Exterior

A wonderful south facing (?) garden with two decked areas to enjoy the sunnier days. At the top of the garden sits a garden store which is set up as a summer house, with power, there is also a brick built store at the rear of the kitchen, also with power. At the top of the garden is a gate that gives access to a path that opens to an alley in West Hill Road- perfect for bringing garden paraphernalia through rather than through your home.

### Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

### Further Information

Tenure: Freehold

EPC: C

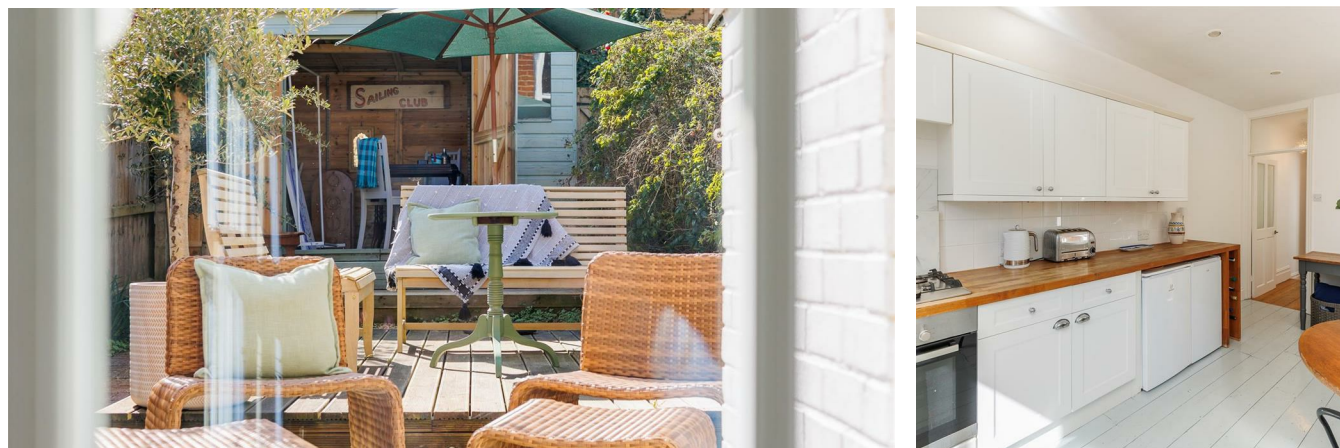
Council tax band: B

Mains gas, electricity, water and sewerage

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Gas central heating via Vaillant boiler, with NEST smart thermostat system

Loft partially boarded, light and ladder access



## 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.



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