

42 Bittern Place, Island Harbour, Newport, Isle of Wight, PO30 2QE

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McCarthy & BOOKER

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Guide Price

ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER

This mid terrace yachtman's cottage is situated in Island Harbour. The property has recently been refurnished and is being offered chain free. Benefits include a private 12m mooring.

Island Harbour Newport

Set in a beautiful and secluded valley, yet in a central location, Island Harbour is the perfect base from which to explore the Island and the Solent. Located in navigable water on the River Medina, the marina is approximately 2 miles upstream from Cowes, just above the Folly Reach. As a site of Special Scientific Interest and an Area of Outstanding Natural Beauty, the marina is home to many species of birds and wildlife. Meadows and woodland copses slope down to the marina's edge. A stroll along the nature trail allows you to fully appreciate the seclusion and tranquillity of the marina site. With just under 100 properties, Island Harbour is home to permanent residents, secondary residents and holiday makers alike. The locked harbour is a safe and secure place to moor a boat or just visit for the day. Amenities include a chandlery, boat builders with a repair workshop, 50 ton hoist and slip crane, hard standing, showers and laundry room. The development is surrounded by well-kept communal grounds that include a meadow, an open field which has been purchased by the residents to provide private dog exercise space and a BBQ area. The estate benefits from 6 newly installed Project Pev Pro electric charging points which are available to residents. There is a walk/cycle trail that leads you to Newport along the River Medina with beautiful views.











Two bedroomed Yachtsmans Cottage

Located at Island Harbour, this beautifully modernised home has an open plan sitting/dining room, newly installed kitchen, utility room, two double bedrooms both with ensuites. Along with a 12m mooring, parking and a low maintenance courtyard garden, this is a wonderful opportunity to buy a home in this gated estate.

Interior

Light and spacious throughout this delightful, and very well presented home, has been upgraded with a new comtemporary kitchen, new windows and doors and has recently been redecorated.

Ground Floor:

The entrance door opens into the beautifully installed kitchen with sleek grey wall and base units that contain an integrated washing machine, dishwasher, fridge/freezer, oven and hob. Passing through an inner lobby that gives access to a cloakroom and utility area along with an additional storage cupboard, you enter into the rear open plan sitting/dining room. This bright sunny room has an electric fire within the feature chimney breast and a door that leads out to the private courtyard garden.

First Floor:

There are two bright double bedrooms on this level both with ensuite facilities.

A generous sized bedroom that overlooks the fields has two double built in wardrobes and an ensuite with bath and overhead shower.

Another double bedroom, with ensuite shower room, has a dormer window overlooking the communal gardens and pond.

Exterior

The front of the property looks over a well maintained communal area with mature pond, water reeds and a willow tree. The sunny low maintainance rear courtyard garden is a lovely area to relax with its central paved area and shingle and planted borders which include a beautiful acer tree.

Further Information





Tenure: Freehold
EPC: C
Council tax band: D
Mooring: 12m
Freehold Service Charge £1,100 per annum to cover communal grounds, road and marina maintenance
Gas central heating
Double glazed throughout

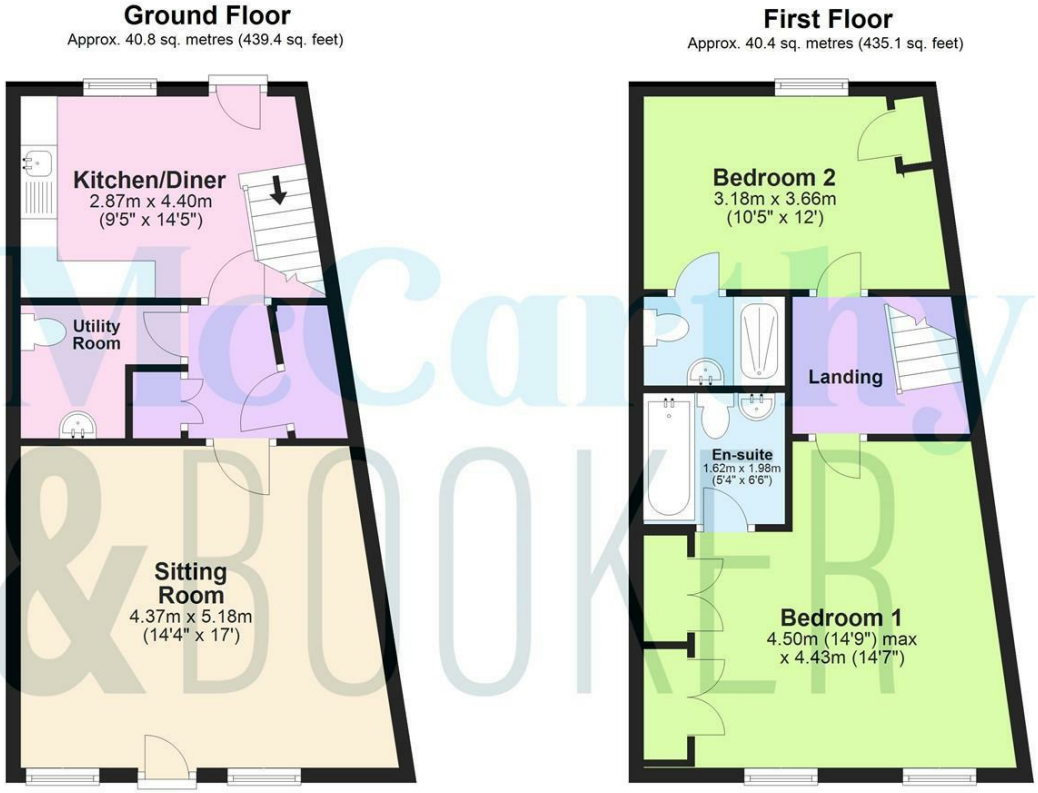
Viewing

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.



Total area: approx. 81.2 sq. metres (874.4 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk