

11 West Hill Road, Cowes, Isle of Wight, PO31 7SF

3 1 1

McCarthy & BOOKER

11 West Hill Road, Cowes, Isle of Wight, PO31 7SF

Guide Price

Period maisonette ~ Central Cowes ~ Off road parking ~ 3 double bedrooms ~ private garden ~ chain free!

A large maisonette in the heart of Cowes

Located within minutes walking of Cowes High Street, this delightful apartment has three double bedrooms, sitting room, modern kitchen and a bathroom. Filled with period features, this is a wonderful opportunity to purchase a characterful home with the bonus of a garden, off road parking and being chain free!!

Interior

Entering into a convenient porch, the internal doorway has a pretty patterned green glass window that opens to the staircase which rises up to a wonderful spacious home. There are a wealth of period features, including high ceilings and picture rails, as well as delightful points of interest throughout the property, and a versatile use of rooms.

Within the hallway is a useful hall storage/airing cupboard that houses the Gledhill water cylinder, and adjacent to this is a bathroom with bath, overhead shower, wc and basin.
The smart modern kitchen has a range of grey wall and base units, some being with pushfit doors, which includes an integrated oven, four zone hob and bin store. There is space and plumbing for a washing machine and fridge freezer and a lovely black iron feature fireplace in a central position.

The inner lobby, which abounds with character from the archway with decorative corbels and a beautiful skylight with clear and red glass. This leads to the three further rooms which can be utilised as bedrooms, or one being a formal dining room, and a separate sitting room. Off one bedroom is a study/office/hobby or dressing room with access from both the hallway and the bedroom.
All the bedrooms/reception rooms are a generous size and all contain original fireplaces with ornate tiled surrounds and impressive marble mantlepieces above.











Exterior

A block paved driveway for one vehicle is to the left of this Victorian property, with the maisonette across the whole top floor. A wide path runs to the private south facing rear garden through a high wooden gate. Within this quiet area there are shingle areas, a garden store, mature plants and shrubs, a wooden archway with climbing plants woven through - a lovely area to rest and relax.

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 you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Leasehold with share of freehold - current lease until 2173
EPC: D
Council tax band: B
Double glazed throughout
Gas central heating via Worcester boiler
Mains gas, water, electricity and sewerage
Broadband max predicted: Download 1800mbps Upload 900 mbps
Loft is fully insulated with light and Velux window
Hardwired heat alarm in kitchen





McCarthy & BOOKER

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.

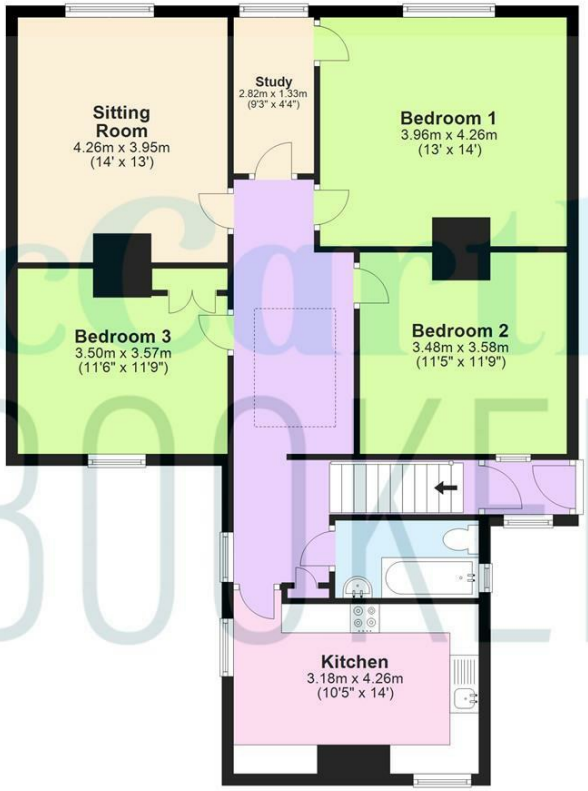
Disclaimer

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. 94.8 sq. metres (1020.2 sq. feet)



Total area: approx. 94.8 sq. metres (1020.2 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
Plan produced using PlanUp.

11 West Hill, Cowes

McCarthy &BOOKER

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

mccarthyandbooker.co.uk