

6 Tides Reach, Birmingham Road, Cowes, Isle of Wight, PO31 7NU

Guide Price £550,000

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McCarthy & BOOKER

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VERSATILE ACCOMMODATION over three floors right on the WATERFRONT!! Shared ownership of PONTOON with SLIPWAY. Short stroll into COWES TOWN CENTRE and high speed Red Jet passenger ferry to Southampton. Allocated parking. Perfect lock up and go! Chain free.

6 TIDES REACH

Located just a short stroll from the vibrant centre of Cowes, this townhouse enjoys super westerly views across the marina and The Solent. Offering direct access to the water via a shared pontoon and residents-only slipway, this coastal home is perfect for boating enthusiasts, commuters and holiday seekers alike.

With flexible accommodation arranged over three floors, allocated parking, a private terrace and balcony to soak in the ever-changing seascape, this is a superb opportunity to enjoy waterside living in a great Cowes location.

Interior

The front door opens into a the entrance hall, with useful understairs storage and access to the ground floor accommodation. This level includes two double bedrooms one with fitted wardrobes and the other that could be used as an office or bedroom to the front. A stylish shower room with a large walk-in shower, heated towel rail, WC and wash basin with vanity unit serves both bedrooms.

First Floor:

Stairs rise to the first floor where you'll find a well-equipped kitchen with white wooden wall and base units, wooden worktops, built-in oven and hob, and space for under-counter appliances including a fridge, freezer and dishwasher. A cloakroom with WC and basin is located off the landing. The bright and airy sitting/dining room is a generous space, with newly fitted patio doors leading onto a balcony.

Second Floor:

On the second floor is a principal bedroom enjoying uninterrupted views of the harbour and Solent, complete with built-in wardrobes and a modern ensuite bathroom. The ensuite includes a bath with shower over, WC, heated towel rail and wash basin with vanity unit.











Exterior

This home has a ground floor patio area and first floor balcony. The allocated parking space is situated to the side of the property.

There is use of the pontoon and a 5 meter length is made available to the owner including overhangs and spas. There's also a 'residents only' slipway.

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

There is an annual service charge, TBC, for upkeep of communal areas.
Tenure: Freehold
Council tax band: E
EPC: D
Double glazed throughout
Gas central heating





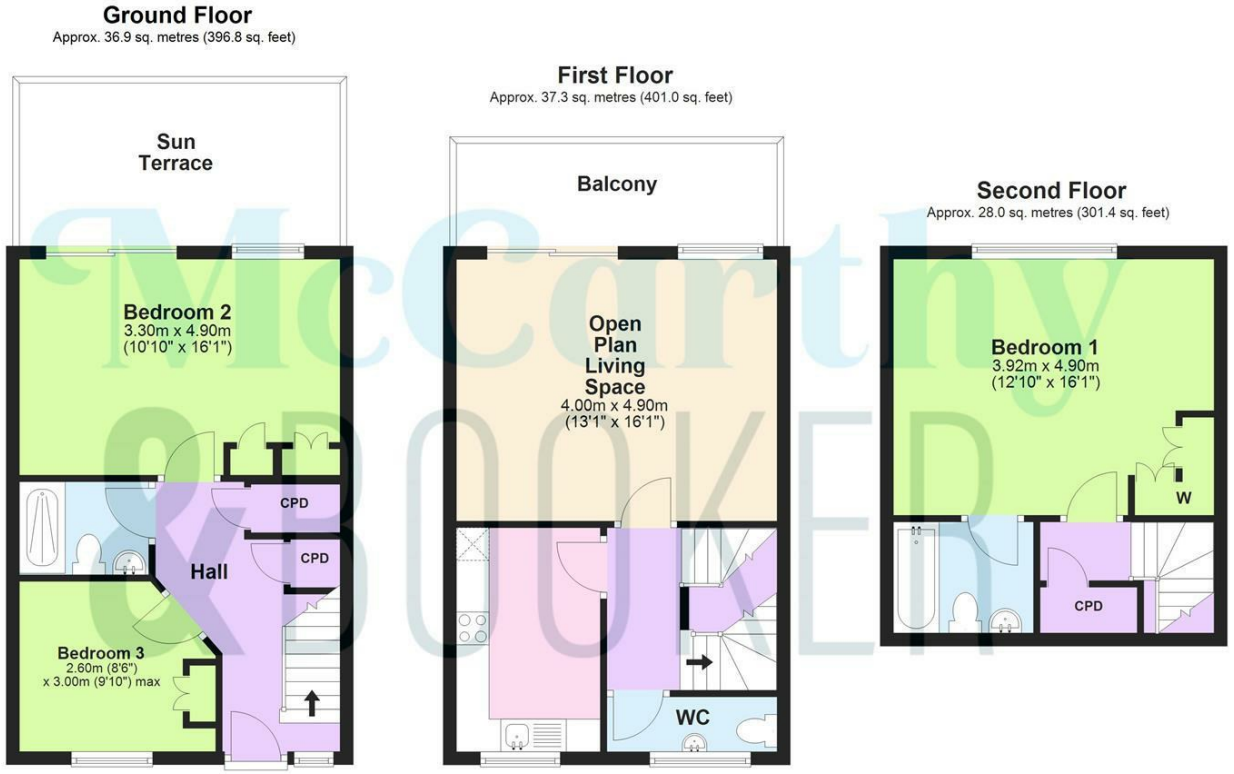
Viewing

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. 102.1 sq. metres (1099.1 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.

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