7 Cormorant Grove, Island Harbour, Newport, Isle of Wight, PO30 2DY

Guide Price £415,000

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McCarthy & BOOKER

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A three storey townhouse with 3/4 bedrooms, modern kitchen/diner and 1/2 reception rooms. Allocated parking and 10m mooring including, this property has OFFICIALLY removed occupancy restrictions from the title making this a special and unique property.

A three storey townhouse with 10m mooring

This beautifully presented home has three shower/bathrooms, three bedrooms and a versatile ground floor fourth bedroom/office or keep it as it is - a fun bar and socialising area.
Along with allocated parking and a 10m berth, this home has the UNIQUE POSITION of officially removing occupancy restrictions from the title!!

Interior

Extremely well presented, this three storey townhouse has been enhanced and improved by the current owners. Modernisation points include glass panels on the stairways, a large kitchen island, a bespoke media unit and a new entrance door. Wooden floors flow throughout the ground floor hallway, kitchen/dining area and the sitting room giving a contemporary and modern finish to this light and airy home.

Ground Floor:
The hallway fans out to a useful cloakroom and a fourth bedroom or, as it is currently purposed, snug and bar area - a great room for relaxing. The kitchen and dining area has large sliding patio doors to the outside decked area and windows which together make this a bright and sunny room. There is an array of cream wall and base units with a dark granite worksurface that matches the kitchen island. Within the cupboards are an intergrated dishwasher, washing machine, tall fridge freezer, oven and a four ring gas hob. This room has space for a family dining table making it a welcoming and sociable area.

First Floor:
This floor has a convenient shower room with wc and basin as well as a versatile double bedroom/office. The wonderful dual aspect sitting room has a beautiful bespoke built in media centre with storage and lighting system as well as a balcony to admire the gardens and moored boats.

Second Floor:
There are two large double bedrooms on this level, one with an ensuite shower room and the larger room having built in cupboards and lovely views out towards the marina from a Juliette balcony. The family bathroom contains a bath, with overhead shower, and a cupboard that houses the hot water cylinder and the underfloor heating manifolds.

Exterior

Located on a corner plot with a beautifully maintained front garden that has a block paved pathway and a decked area, that catches the morning sun, and flows around to the rear of the property.

The sheltered rear decked area has lovely views across the communual gardens to the marina and can be used all year round with its outside lighting, sockets and electric patio heaters.

Island Harbour

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. Other 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 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.

Further Information

Tenure: Freehold
EPC: C
Council tax band: E
Double glazed throughout
Mains gas, electricity, sewerage and water
Gas central heating via Logic boiler
Underfloor heating in bath/shower rooms on 1st and 2nd floors
Consumer unit updated with surge protection
Loft is partially boarded with ladder and light
10m mooring
Allocated parking opposite the property
Broadband download and upload 1 gbit
Maintenance charges: grounds, parking, roads £1,100 pa

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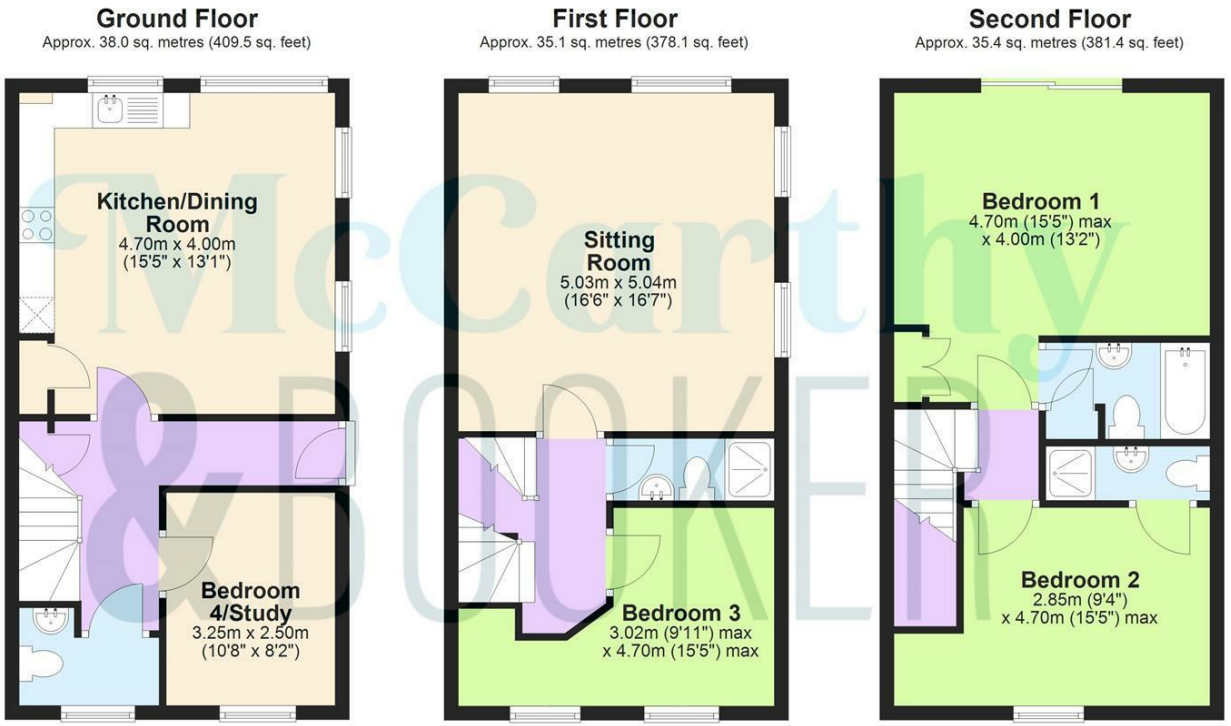
Viewing

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. 108.6 sq. metres (1169.0 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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