



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

**Guide Price £475,000**





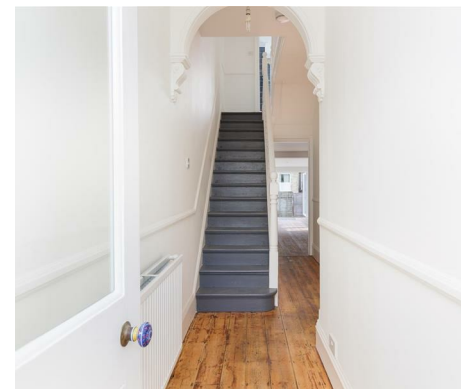
Located within a short walk of Cowes High Street and sailing clubs is this well-proportioned, end-terrace Victorian property offering five double bedrooms across three floors. The house has been freshly redecorated and could serve well as either a family home or investment opportunity. Viewing is highly recommended to appreciate the size and potential this property has to offer. CHAIN FREE!

## 2 West Hill Road, Cowes

McCarthy & Booker are delighted to present this impressive end-terrace Victorian home, offering five double bedrooms, generous living spaces, and period charm throughout. Located just moments from Cowes High Street and the renowned sailing clubs, this substantial property is ideally suited as a family residence or investment opportunity. Freshly redecorated and beautifully presented, this characterful home features original wooden floorboards, tall ceilings and a well-considered layout set across three floors. This beautifully proportioned home is double glazed throughout and heated via a gas-fired central heating system. Residential permit parking is available via the local authority at approximately £72 per annum.

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### Interior

Upon entering through a newly installed PVCu front door, you're welcomed by a light and airy hallway with exposed timber flooring that flows into the principal reception spaces. The front reception room is bright and spacious, offering a versatile area for a lounge, dining room or study, complete with access through to the rear.

To the rear, the generous kitchen/diner offers bespoke wooden base units, a traditional butler sink, space for family dining and double French doors that lead out onto the private courtyard garden.

On the first and second floors you'll find five well-sized double bedrooms, a spacious family bathroom featuring a bath, separate shower, basin and WC, and a further shower room with WC on the second floor – ideal for busy households or visiting guests.

### Exterior

The rear patio garden is low maintenance and benefits from rear access onto Beckford Road. A perfect spot for alfresco dining, storing sailing equipment or simply relaxing in the warmer months.

### 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: Freehold  
EPC: E  
Council tax band: C  
Mains gas, electric, water and sewerage  
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.

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Total area: approx. 165.3 sq. metres (1779.0 sq. feet)

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