30a Newport Road, Cowes, Isle of Wight, PO31 7PW

Guide Price £235,000

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McCarthy & BOOKER

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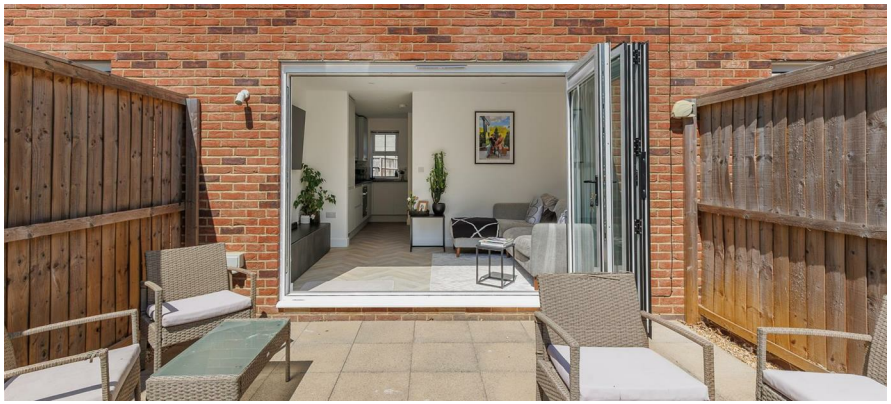
ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

Immaculate 3 storey townhouse ~ 3 bedrooms ~ South facing garden ~ Off road parking ~ Short walk into Cowes High Street

A stylish modern townhouse in central Cowes

An ideal first home, investment opportunity or low-maintenance holiday retreat.

Tucked away from the road yet within easy reach of the vibrant heart of Cowes, this beautifully presented modern townhouse offers stylish, flexible living arranged over three floors. Built approximately three years ago, the property combines the benefits of a contemporary home with the peace of mind of having approximately seven years remaining on the new build warranty making it suited to first-time buyers, professionals, investors or those seeking a lock-up-and-leave Island base.



Interior

From the moment you enter, the property feels bright, welcoming and thoughtfully designed. Presented in excellent order throughout, this energy-efficient modern home offers an easy lifestyle with minimal maintenance,

Ground Floor:
The ground floor accommodation comprises a useful entrance hall leading to a contemporary fitted kitchen, integrated appliances include a dishwasher and fridge/freezer with sleek modern finishes. A convenient cloakroom/WC adds practicality, while the spacious lounge provides a wonderful place to relax, with bifold doors opening onto the south-facing garden and allowing natural light to flood the room.

First Floor:
The first floor offers two further rooms, providing excellent flexibility to suit individual needs. The second bedroom is ideal for guests, family members or a home office, while the third bedroom could equally be utilised as a dressing room, study or occasional guest space. A modern shower room serves this floor, finished with contemporary fittings and creating a stylish yet practical space.

Second Floor:
Occupying the entire top floor, the impressive principal bedroom with sea glimpses, provides a peaceful retreat away from the rest of the home. Generously proportioned and filled with natural light, this wonderful space benefits from useful storage and offers a real sense of privacy rarely found in modern townhouse living.

Exterior

Outside, the south-facing garden provides an attractive extension to the living accommodation, perfect for enjoying warmer days, outdoor dining or simply relaxing in the sunshine. The property also benefits from designated off-road parking, an increasingly valuable feature in this popular Cowes location.

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: B
Double glazed throughout
Mains water, gas, electricity and sewerage
7 years remaining of new build warranty
Gas central heating via Vaillant Ecofit boiler

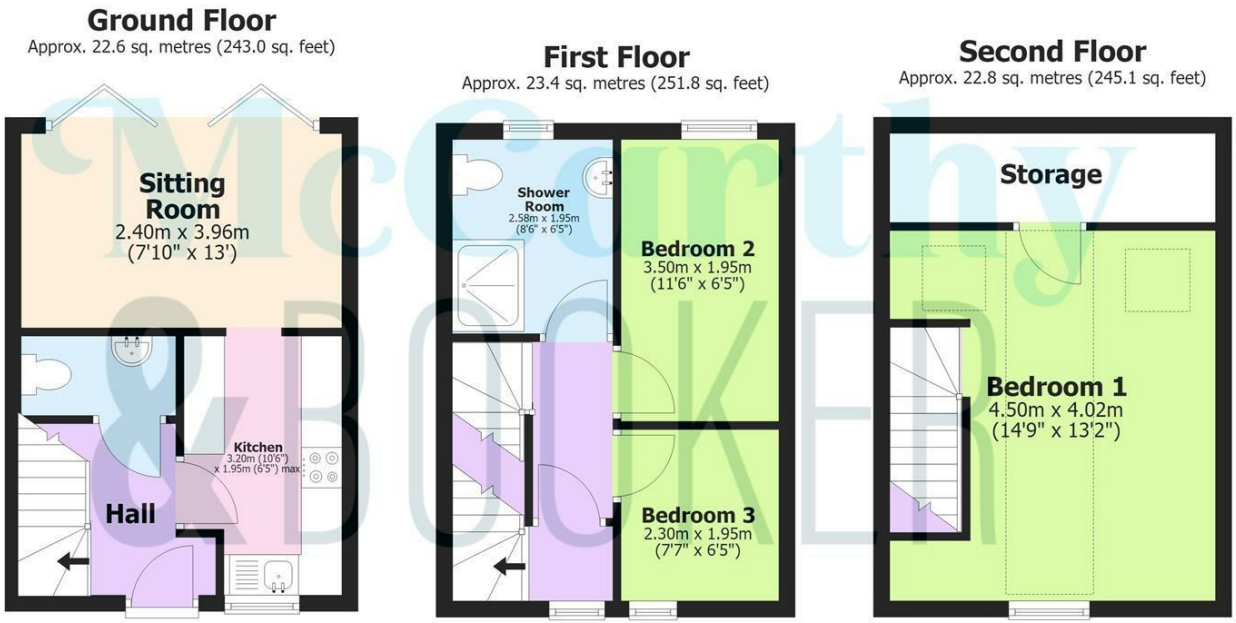
Viewing

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. 68.7 sq. metres (739.9 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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