



McCarthy  
& BOOKER

Flat 8, Regatta House Bath Road, Cowes, PO31 7FS



- Seafront Location ~ Fabulous SEA VIEWS ~ Just off High Street ~ Chain Free!

Selling Homes Across the Island with Hard Work and a SMILE :)

### Two bedroom apartment in the heart of the Old Town

This stunning second-floor apartment offers both style and comfort in an enviable coastal setting. The property features two spacious double bedrooms and two well-appointed bath/shower rooms, making it ideal for both relaxation and entertaining. This is a superb opportunity to enjoy modern living in one of Cowes' most desirable locations.

### Interior

A generous entrance hallway with timber flooring provides access to all rooms, creating a welcoming first impression.

Part-glazed French doors open into a bright and contemporary open-plan living area, forming the heart of the home. Large windows frame beautiful views across the harbour and out to the Solent, filling the space with natural light.

The kitchen area is well fitted with integrated appliances, including a fridge, dishwasher, wine cooler, and an electric oven with gas hob and extractor over. There is ample space for a generous dining area, perfect for entertaining guests.

Step outside onto the spacious front balcony to fully appreciate the stunning panoramic sea views, while two charming Juliet balconies at the rear overlook the garden, adding further light and character.

The principal bedroom benefits from built-in wardrobes and a private en-suite bathroom with a shower over the bath, along with a Juliet balcony overlooking the rear garden.

The second double bedroom features built-in cupboards and a Juliet balcony to the rear. It also enjoys direct access to a shower room, which can also be accessed from the hallway, offering flexibility for guests.

A great opportunity for a perfect, secure apartment with gorgeous views and open plan living.



## 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 seafront.

'The Old Town' is set on, and around, the High Street where you can find 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, or 'floating bridge', links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

### Further information

Tenure: Leasehold - 125 year lease from 2003. Ground rent £120pa, maintenance charge for 2025 was £1594.80

Pets by agreement

EPC: C

Council Tax: C

Gas central heating via Vaillant combination boiler housed in the cupboard in the hallway.

Mains electric, gas, water and sewerage

Broadband: Superfast broadband is available in the area current speeds 900 mpbs



## 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. 73.8 sq. metres (794.9 sq. feet)  
(excluding Balcony)



Total area: approx. 73.8 sq. metres (794.9 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.

**8 Regatta House, 18 Bath Road, Cowes**