The Boat House, 28 Heron Square, Island Harbour, Newport, Isle of

Guide Price £375,000

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McCarthy & BOOKER

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A wonderful opportunity to live in peaceful Island Harbour, either as a permanent resident or holiday home, in this 2/3 bedroom townhouse. With 1/2 reception rooms, two balconies and fabulous views around the river and harbour. Includes a 10m mooring, parking and bonus of being chain free!

End of terrace 2/3 bedroom townhouse with mooring

Located in peaceful Island Harbour, 'The Boat House' is over three floors, has two balconies, two bath/shower rooms, sitting room, dining area or third bedroom, modern kitchen and large utility room.

With an allocated parking space and a 10m mooring opposite the property, this townhouse could be a permanent residence, holiday home or an investment property. It is ready to move into and has the bonus of being chain free!

Interior

Ground Floor

A bright hallway has the staircase leading up to the first floor with a useful storage cupboard beneath, there is a convenient cloakroom with wall hung wc and basin opposite the stairway.

On this level is a large utility room with masses of storage cupboards, sink, integrated tall fridge/freezer and washing machine. The hallway leads directly ahead to the modern stylish German kitchen which is bright and sunny with wide double sliding doors to the balcony that allows the room to be flooded with light. There is an array of aqua coloured wall and base units and a separate island, all of which have Dekton worksurfaces flowing across. Within the island is a NEFF five zone induction hob, ELICA overhead extractor fan and the worksurface drops down a level to make a clever dining/breakfast bar. There is also an integrated tall fridge, a NEFF oven, separate NEFF combi-microwave with warming drawer, NEFF dishwasher and hidden bin store.

First Floor

The good sized sunny sitting room has double doors that open to the second balcony and gives lovely views up and down the river below. Off the hallway is a shower room with large tiled cubicle, basin and wc. The dining area has a built in drinks cupboard and overlooks the harbour from where you can see the mooring associated with the property. This adaptable room could also be a third bedroom.

Second Floor

On this final floor are the two double bedrooms, the one to the fore has built in mirrored wardrobes and access to the loft. The master bedroom has a large ensuite bathroom that includes not only a stylish tub but a separate shower cubicle and wall hung wc and basin. The bedroom has a 'Juliette' style balcony and three double built in wardrobes.

There is a hall cupboard for storage which also houses the water cylinder.

Exterior

This property has allocated parking in the nearby car park and the 10m mooring has jetties either side.

There are two balconies, on the ground and first floor, that give long views out over the fields and the River Medina that runs along side. On the ground floor balcony there is a hot tub where you can relax and watch the water flowing past and listen to the bird song.

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. 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 plus plenty of visitor parking. There is a walk/cycle trail that leads you to Newport along the River Medina with beautiful views.

Further Information

Tenure: Freehold and share of leasehold, commenced 01/01/08
EPC: C
Council tax band: E
Mains water, gas, electricity and sewerage
Vaillant hot water cylinder
Underfloor heating in kitchen and bathrooms
Management charges: Island Harbour residents £1100 pa
Island Harbour Hammerhead £784 every 6 months
Management fees include property building insurance

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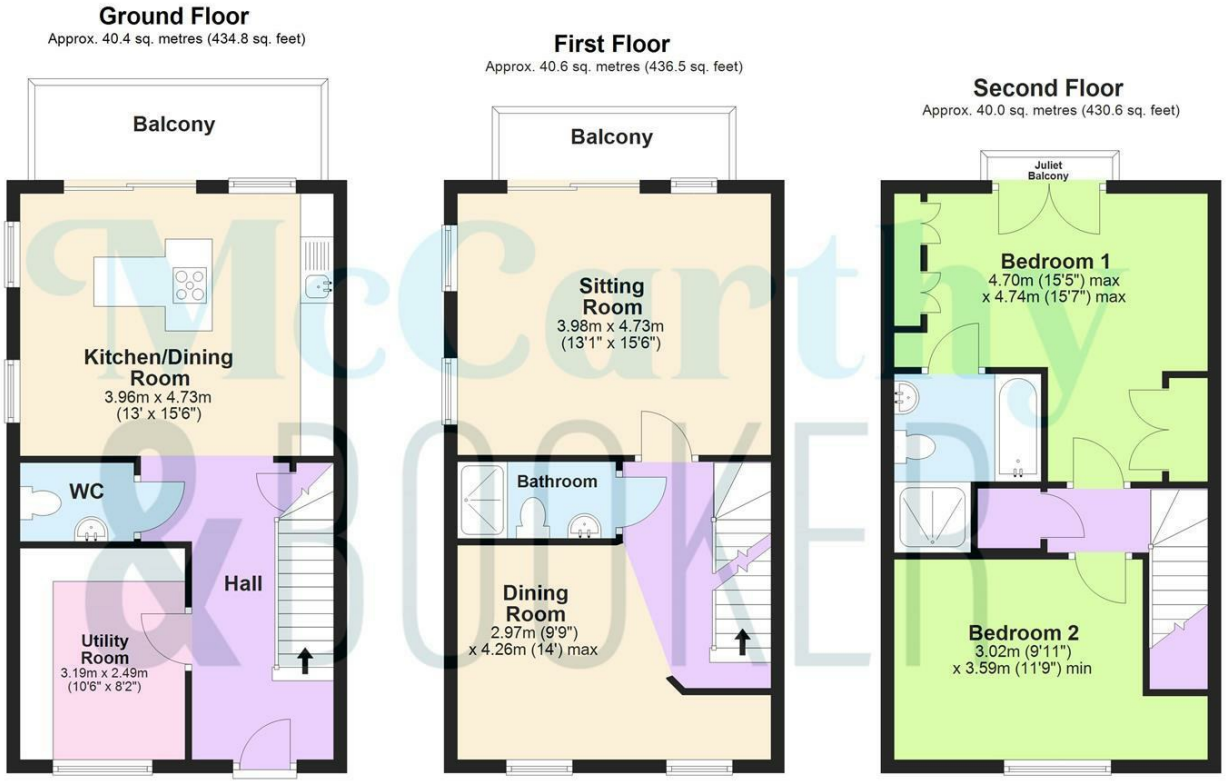
Viewing

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. 121.0 sq. metres (1301.9 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
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