



53 Beckford Road, Cowes  
£325,000

 **Megan Baker**  
Estate Agents





**Megan Baker**  
Estate Agents

**53 Beckford Road, Cowes**

**£325,000**

Located in the heart of the town centre, this super town house provides accommodation over four storeys, providing great flexibility of use with some double glazing and gas central heating. The entrance level on the home has two reception rooms - one of which is set up as a bedroom - and the rear sitting room has access to a wide balcony providing a lovely roof top view over Cowes. There are two bedrooms on the first floor - a double and a single - both serviced by the bathroom. On the second floor are two further bedrooms, one of which has an en-suite shower room.

The garden level has been designed for entertaining and comprises a large dining area; stylish kitchen and handy shower/utility room.

The rear garden is designed over three areas, with a large decked terrace, and two lower patio gardens with a timber shed. The home is offered chain free and has the benefit of a shared side access.

**Steps up to:**

**Front entrance door:**

Gorgeous stained glass front entrance door into:

**Entrance Hallway:**

With dark wooden floorboards; ornate period archway and sash window to side. Stairs to first floor and garden level and panelled doors to:

**Sitting Room:**

12'6" x 10'11" max (3.83 x 3.35 max)

With gorgeous black leaded range to exposed brick chimney recess and dresser style cupboards to each side of the chimney breast. Dark wooden floorboards and multi paned glazed door to:

**Balcony:**

A large decked terrace with wooden balustrade; sideways glimpses of the Solent and a super roof top Cowes view.

**Bedroom Two:**

13'5" max x 9'4" max (4.1 max x 2.85 max)

Set up as a twin bedroom in fresh white decor with a gorgeous feature fireplace and double glazed bay window to front.

**Stairs to:**

Garden Level, which is arranged as a split level entertaining area, comprising:

**Dining Room:**

18'2" max x 12'3" max (5.56 max x 3.75 max)

A spacious room with built in storage cupboards and hi-level front window. Sash window to side; wide opening and step down to:

**Kitchen:**

11'11" max x 10'11" max (3.65 max x 3.34 max)

Fitted with glossy white fronted units and black worktops which is set off beautifully by the matte grey brick style tiling. Appliances include a





dishwasher; oven and hob as well as an American style fridge/freezer. Sink unit and sash window to rear. Door to:

#### **Rear Lobby:**

With coat storage, door to garden and further door to:

#### **Shower/Utility Room:**

8'3" max x 6'10" max (2.52 max x 2.09 max)

A really useful extra facility, fully tiled and fitted with WC; wash hand basin and separate shower enclosure. A worktop provides handy additional work space with washing machine under. Opaque glazed panels to side and rear.

#### **First Floor Landing:**

With sash window to side and doors to:

#### **Bedroom One:**

11'5" x 11'0" max (3.5 x 3.36 max)

A light double bedroom in fresh white with double glazed front window and two built in cupboards.

#### **Bedroom Five:**

11'1" x 6'0" max (3.39 x 1.85 max)

A single bedroom with double glazed rear window and shelved recess for storage concealed by a curtain.

#### **Bathroom:**

8'3" max x 6'3" max (2.52 max x 1.93 max)

With dark panelling and glossy white tiling, the room is fitted with a white suite of WC; wash hand basin and shower bath with deluge shower over. Opaque double glazed rear window.

#### **Second Floor Landing:**

With doors to:

#### **Bedroom Three:**

12'8" max x 7'5" max (3.87 max x 2.27 max)

A lovely light single bedroom with two double glazed rear windows and a side window providing a superb Solent view. Angled ceilings add character to the room.

#### **Bedroom Four:**

8'1" max x 8'1" max (2.48 max x 2.48 max)

Another pretty bedroom in white decor with dark wooden floorboards and angled ceiling. Velux window to front and door to:

#### **En-suite Shower Room:**

8'0" max x 4'3" max (2.44 max x 1.30 max)

Fitted with WC; wash hand basin and separate shower enclosure. Double glazed side window.

#### **Garden:**

The home has the benefit of a shared side access path which leads to the rear garden and allows access for the neighbour. The main garden for the house is separated from the access by fencing and is arranged over two levels. There is a large decked terrace and lower patio garden with planting. At the end of the garden is a further patio garden as well as a handy shed.

#### **Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



