



33 Cliff Road, Cowes
£485,000

 **Megan Baker**
Estate Agents



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Positioned close to Cowes sea front and the local beach, this modern town house is arranged over four storeys and provides light accommodation which would benefit from some general re-decoration and cosmetic works. The entrance level provides a hallway; utility space and cloakroom, with stairs to the first floor. On this floor, there are three bedrooms - one en-suite and a family bathroom. The second floor is devoted to the living area, with a Juliette balcony to the front which has inward opening French doors to reveal the Solent view. There is a good sized kitchen/dining room at the back of this floor, with an external door and steps down to the rear garden.

The main bedroom occupies the whole of the top floor, with built in storage and an en-suite shower room. There is also the benefit of French doors opening to the front terrace which provides a super Solent view. The home has an integral garage with an electronic roller door (not tested) and the home has heating via a gas fired boiler (also not tested).

The rear terrace garden provides a sunny space to sit out and is enclosed by fencing. Offered with no onward chain. Freehold. EPC D-68. Council Tax Band - F.
PLEASE NOTE: ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED

Curved storm porch and wooden door to:

Entrance Hallway:

With marble style tiled flooring; inset spotlights and stairs to first floor with storage recess under. Doors to:

Utility Area:

8'0" x 3'8" (2.45m x 1.12m)

With tiled floor and space and plumbing for washing machine.

Cloakroom:

5'9" max x 2'10" max (1.77m max x 0.87m max)

With WC and vanity wash hand basin.

Turning oak staircase to:

First Floor Landing:

With stairs to second floor and oak doors to:

Bedroom Two:

10'11" x 8'10" (3.34m x 2.71m)

With wooden double glazed windows to front and side. Door to:

En-Suite Shower Room:

6'3" max x 5'5" max (1.93m max x 1.66m max)

With a travertine tiled floor and fitted with white suite of vanity wash hand basin; spa shower enclosure and concealed cistern WC. Window to front.

Bedroom Three:

9'2" x 8'10" (2.80m x 2.71m)

A small double bedroom with window to side.

Bedroom Four:

9'9" x 8'5" (2.98m x 2.58m)

With rear window and glazed door to enclosed, paved rear terrace.





Bathroom:

6'9" max x 6'1" max (2.08m max x 1.87m max)

Fitted with concealed cistern WC and vanity wash hand basin unit and bath with shower over. Rear window.

Stairs to:

Second Floor:

The stairs open up directly to the:

Living Area:

16'11" max x 15'7" max (5.18m max x 4.76m max)

With glossy bamboo style flooring, this bright living area has windows to the front and side, as well as French Doors which open inwards to reveal the Juliette balcony and the Solent views beyond.

Inner Lobby Area:

With concealed stairs to top floor and wide opening to:

Kitchen/Breakfast Room:

15'7" max x 9'11" max (4.75m max x 3.04m max)

Set to the back of the home with external door and steps to the rear garden. Fitted with cream fronted units with granite worktops featuring an inset sink, set below the rear window. Integrated dishwasher (not tested) and spaces for fridge/freezer and cooker. Cupboard housing the gas fired boiler (not tested).

Turning staircase to:

Top Floor Landing:

With angled velux window to front offering a Solent view and door to:

Bedroom One:

23'7" x 10'0" (7.20m x 3.07m)

Occupying the whole of the top floor, with built in cupboards and windows to the side and rear. Wooden french doors to the front open to the front balcony

where you can enjoy super Solent views over the rooftops. Door to:

En-Suite Shower Room:

7'8" max x 4'8" max (2.35m max x 1.44m max)

With vanity wash hand basin; WC and shower area. Window to rear.

Garden:

There is a small enclosed, paved courtyard rear garden which is accessed via the external kitchen door.

Garage:

The home has an integral garage with electronic roller door (not tested).

IMPORTANT NOTES:

It is understood that part of the garden currently marked as being within the boundary of this title should actually be included in the title of an adjoining Property. The seller is unaware of how much land is in dispute or where this dispute arose from. This property is sold as seen with the limited information provided.

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. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

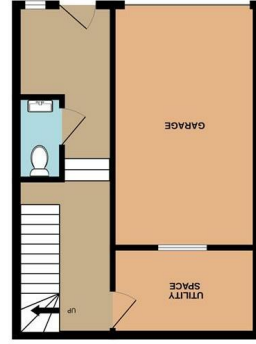
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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

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Love this property and want to see more?
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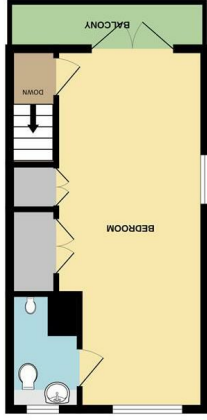
Pop in for a chat
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GROUND FLOOR
364 sq ft (33.8 sq m) approx.



1ST FLOOR
473 sq ft (43.9 sq m) approx.



2ND FLOOR
317 sq ft (29.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 1628 sq.ft. (151.3 sq.m.) approx.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	68	Potential