

Cowes, Isle of Wight



- **Smart Open-plan Living**
- **Two Double Bedrooms & Two Bathrooms/En-suite**
- **Stone's Throw from Cowes High Street & Marinas**
- **Ideal Bolt-Hole for Weekend Escapes**
- **Light, Bright & Fresh Accommodation**



About the property

Whether you're a first-time buyer dreaming of your own coastal retreat or just after a perfect bolt-hole for weekend escapes, this modern gem ticks all the right boxes. Situated in a well-kept building with a generous lease, it's an ideal spot for enjoying everything the Isle of Wight has to offer — without the hassle.

Step inside and you'll find a smart, open-plan living space that's as inviting as a sunny summer's day. The modern fitted kitchen blends seamlessly into a spacious lounge area, giving you the perfect setup for relaxed dinners, weekend entertaining, or just kicking back with a glass of something cold. Natural light pours in, making the space feel bright, fresh, and easy to call home.

Both bedrooms are generously sized doubles, so no one's drawing the short straw here. The master enjoys its own sleek en-suite, while a separate family bathroom ensures there's plenty of room (and privacy) for everyone. Whether it's lazy mornings in bed or getting ready for a night out in Cowes, you'll be doing it all in comfort and style.

And when it comes to location, it doesn't get much better. You're just a stone's throw from Cowes High Street, with its charming shops, cafes, and restaurants, plus several marinas and the Red Jet ferry terminal are all within easy walking distance. So whether you're island hopping, yacht spotting, or just popping out for coffee, everything you need is right on your doorstep.

Permit Parking is available in the surrounding streets & roads.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Leasehold

Accommodation

GROUND FLOOR

Entrance

Hall

Living Room 15' 10" x 14' 7

Kitchen 9' 10" x 7' 7

Bedroom 110' 10" x 10' 8'

En-Suite

Bedroom 2 12' 2" x 9' 6"

Bathroom

OUTSIDE

Store/Locker

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

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