

SPENCE WILLARD



1 Langtry Place, Castle Road, Cowes, Isle of Wight

Situated in an elevated position with stunning, panoramic views, this four bedroom townhouse enjoys off-road parking and a south facing terrace

VIEWING:

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Situated in a quiet yet central location within the Old Town and Conservation Area, the house is set back from the Parade in an elevated position, enjoying truly panoramic views across The Solent and to the Hampshire Coast.

The property has been well-maintained and provides low-maintenance living, modern living, with ample storage space together with good-sized rooms, outside space, off-road parking and wonderful views.

The Parade is a short walk down Bars Hill providing access to Trinity Landing and some of the country's most prestigious yacht clubs, including The Royal Yacht Squadron. Cowes is world-renowned for its sailing facilities, and also benefits from a popular High Street with an array of independent shops, bars and restaurants. The high-speed Red Jet passenger ferry is only a short walk away, providing crossings to Southampton, (with onward connections to London). To the rear there are views over nearby Northwood Park with its tennis courts, bowling green and Northwood House with seasonal entertainment and lawn bar.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A spacious hallway with space for coats and shoes. Understairs storage cupboard.

BEDROOM 3 A double bedroom with built-in mirrored wardrobes and views to the Solent.

SHOWER ROOM A spacious shower room, tiled throughout with large walk-in shower with glazed screen, wash basin and WC. Mirrored wall cabinets with undercounter lighting.

UTILITY ROOM This surprisingly spacious room has ample cabinetry and storage cupboards. Worksurface fitted with sink and drainer. Space and plumbing for washing machine and tumble dryer. Integrated full height fridge freezer. Opening to rear lobby with deep storage cupboard for coats and shoes.



BEDROOM 4/STUDY Fitted with bookshelving and wardrobe cupboards.

Stairs lead to:
FIRST FLOOR

OPEN-PLAN KITCHEN/DINING/SITTING ROOM This dual aspect, open-plan room is light and spacious, designed to make the most of the stunning views. The sitting room has fitted cabinetry with a gas fire and bi-fold doors across the front elevation, opening to a **BALCONY** with panoramic views across the Solent to the Hampshire Coast, to the Harbour Entrance and River Medina. The kitchen dining area is well-considered providing ample storage space with integrated appliances to include Neff fridge freezer, single oven, microwave and dishwasher. French doors open to a large south facing terrace to the rear, a tranquil spot to enjoy the sunshine throughout the day, with views through to Northwood Park.

Stairs rise to:
SECOND FLOOR

LANDING With airing cupboard housing hot water cylinder.

BEDROOM 2 This double bedroom has an abundance of fitted cupboards and views to Northwood Park.

FAMILY BATHROOM A large room fitted with a freestanding bath, wash basin, WC and large walk-in shower enclosure. Large roof light.

BEDROOM 1 Double bedroom with fitted wardrobes and panoramic views to the Solent and Harbour Entrance.

OUTSIDE

To the front of the property is an attractive pathway and low-maintenance garden leading to the front door and with secure gated access around the side of the property for further storage, as well as rear access. The rear garden is paved and provides a useful courtyard space as well as a **HOME OFFICE** with electricity and heating.

The garden is enclosed with fencing, within which there is a gate leading to a parking area, where the property has the benefit of two spaces - a rarity in this location being so close to town.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

POSTCODE PO317QQ

TENURE Freehold

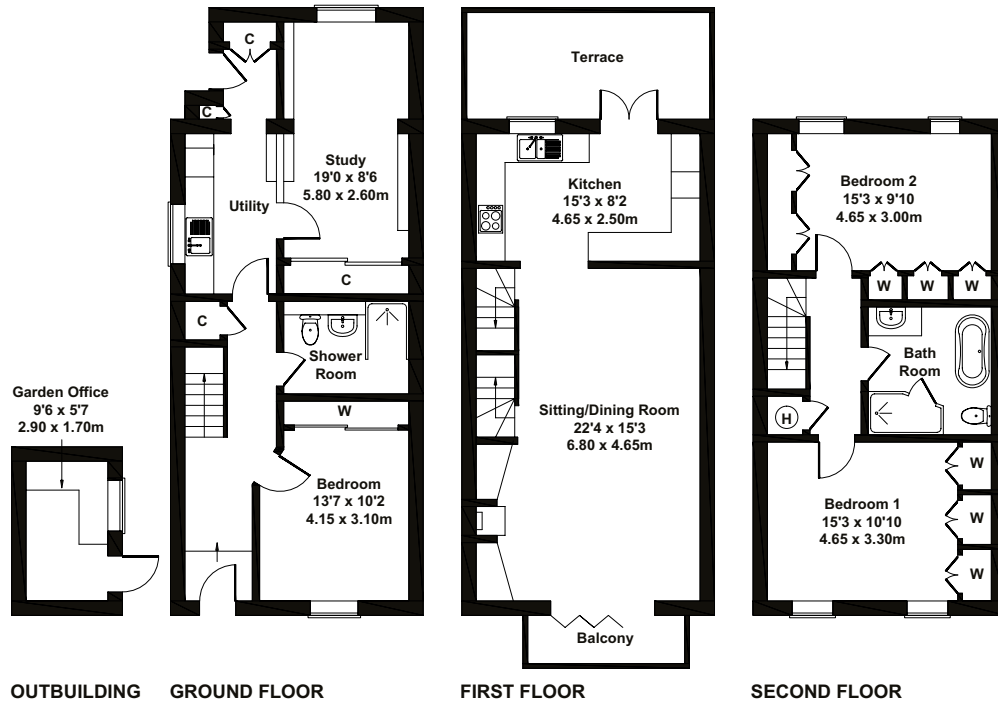
EPC Rating C

VIEWINGS Strictly by prior arrangement with the sole selling agents, Spence Willard.



1 Langtry Place

Approximate Gross Internal Area
1604 sq ft - 149 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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