

# SPENCE WILLARD



8 Sun Hill, Cowes, Isle of Wight

*A beautifully refurbished period property set in the desirable Old Town with courtyard garden, sea views, and the rare benefit in this location of off-road parking*

VIEWING:  
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Situated in the heart of Old Town Cowes, this delightful period property has an abundance on offer from the moment you walk through the door.

The property provides three double bedrooms, all with en-suite facilities, in addition to a sitting room and kitchen dining area opening to an enclosed rear southerly facing courtyard.

The property also benefits from two balconies, one of which has lovely sea views and there is also off-road parking, all combining to make a great overall package.

The property is situated in a highly convenient location, only a moment's walk to the popular High Street with its array of independent shops, restaurants and bars, as well as sailing clubs and frequent high speed passenger ferry services to Southampton taking approximately 22 minutes with easy onward connections to London.

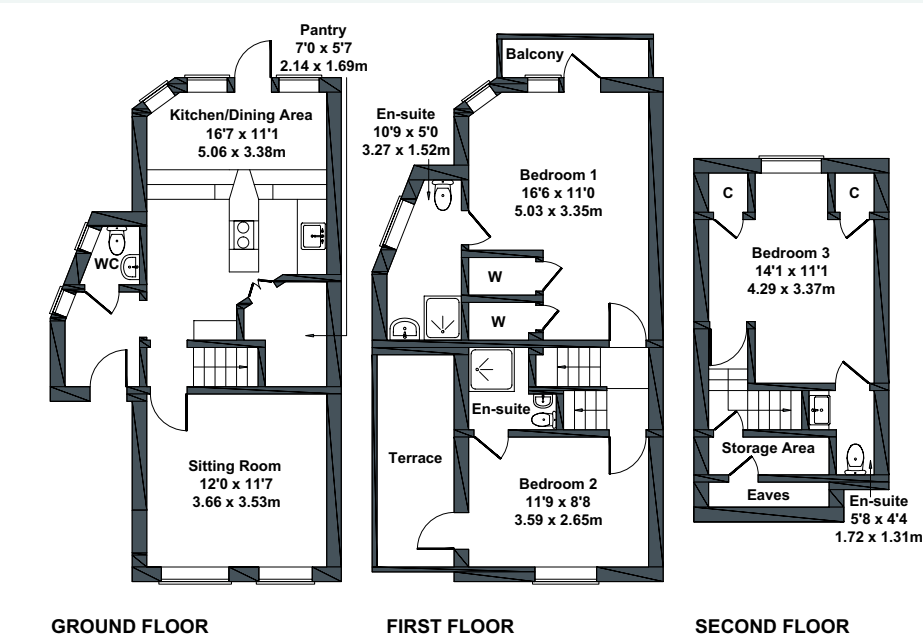
**ACCOMMODATION**

**ENTRANCE LOBBY**

**WC** With wash basin.

**OPEN PLAN KITCHEN DINING AREA** A lovely, light space with a largely glazed elevation with door opening to the rear courtyard garden. The kitchen has been recently installed and has an array of wall and base units together with wooden worksurfaces providing ample workspace.

The space has been carefully considered to provide a seating area as well as space for further seating at the kitchen island. There is also a wonderful **WALK-IN PANTRY** providing additional storage space with shelving and further cabinetry.



**8 Sun Hill**  
Approximate Gross Internal Area  
1087 sq ft - 101 sq m  
(Excluding Eaves And Terrace)

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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**SITTING ROOM** A good sized sitting room with space for dining if desired, overlooking Sun Hill.

**FIRST FLOOR**

**BEDROOM 1** A delightful, southerly facing double bedroom with fitted wardrobes and door opening to **BALCONY** enjoying views over the rooftops to the Harbour Entrance.

**SHOWER ROOM EN-SUITE** Tiled throughout and fitted with shower cubicle, wash basin and WC.

**BEDROOM 2** A double bedroom with door opening to **TERRACE** with space for outdoor seating.

**SHOWER ROOM EN-SUITE** Fitted with shower, wash basin and WC.

**SECOND FLOOR**

A staircase rises to the second floor with door to large, easily accessible **STORAGE AREA**.

**BEDROOM 3** A further double bedroom with eaves storage and large window with views to The Solent and Harbour Entrance.

**EN-SUITE** With WC and wash basin.

**OUTSIDE** To the front of the property is a covered area suitable for parking a small vehicle. To the rear of the property opening from the kitchen dining area, is an enclosed courtyard garden. Furthermore, there are two balconies, one to the front and one to the rear of the property, with the rear balcony enjoying views to the Harbour Entrance.

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

**TENURE** Freehold

**EPC** Rating E

**POSTCODE** PO31 7HY

**COUNCIL TAX** Band C

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

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