

SPENCE WILLARD



Apt 3 The Hayes, 67 Baring Road, Cowes, Isle of Wight

This wonderful apartment enjoys the entire first floor of this attractive period property with sea views, mature grounds and off-road parking

VIEWING:

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Situated in the convenient and popular location of Baring Road, The Hayes is a period property that has been sensitively divided to create four apartments (one on each floor), with apartment 3 being on the first floor, enjoying delightful views over the grounds and to the Solent beyond.

The spacious apartment provides versatile accommodation, offering up to three double bedrooms, kitchen, reception room and generous circulation spaces, with all rooms having good ceiling heights and enjoying period features such as fireplaces and sash windows.

The property is situated in a highly convenient location, within walking distance to Gurnard Primary School, the seafront as well as 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

Steps lead to the front door opening to:

ENTRANCE HALL A spacious double height entrance flooded with natural light from an expansive window above. With space for coats/shoes and further storage. Stairs lead to the first floor with half landing to **WC** with wash basin.

FIRST FLOOR

GALLERIED LANDING With large window filling the space with light and with ample space for seating or storage, if desired. The hallway to Bedrooms 1 & 2 houses a large airing cupboard.



KITCHEN Fitted with a range of base and wall units, fitted cupboard and large pantry cupboard (which was part of the original downstairs kitchen). Feature fireplace. Appliances include gas hob with extractor above, single oven, with space and plumbing for washing machine, fridge freezer and dishwasher. One unit houses a Vaillant gas fired boiler which is just over a year old.

BEDROOM 1 A large, dual aspect, double bedroom with views over the grounds and to The Solent, with a feature fireplace and a walk-in shower fitted to one corner of the room.

BEDROOM 2 A double bedroom with full height fitted wardrobes.

BATHROOM Fitted with a bath with shower attachment, WC and wash basin.

FAMILY ROOM/BEDROOM 3 A spacious, dual aspect room with feature fireplace, overlooking the front of the property. This room could be used as a further bedroom or reception room.

SITTING/DINING ROOM This large room benefits from being triple aspect and enjoys the wonderful views of the garden, The Solent and Hampshire coastline. There is space for both seating and dining areas, and the fireplace makes an impressive focal point.

OUTSIDE

To the front of the property there is parking for 2 cars, with an electric vehicle charging point.

There is access externally to the cellar which is shared between all four apartments, suitable for storage and with electricity and water.

The grounds wraparound each side of the building, with a large lawned area to the rear for communal use, bordered by mature trees and shrubs.

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

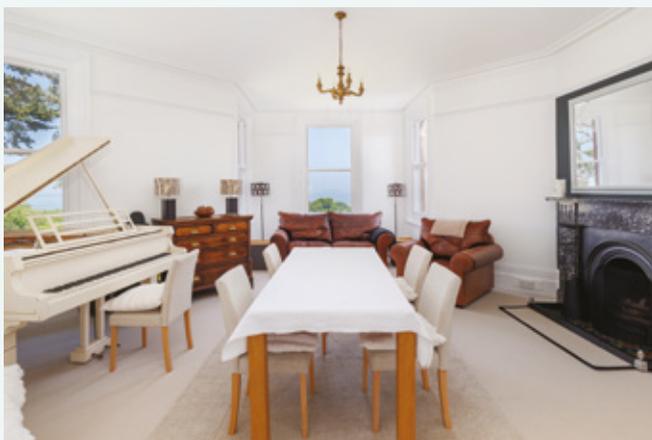
TENURE Share of Freehold. No service charge or ground rent. Maintenance charge of £1800 per annum, which covers buildings insurance, maintenance of the communal grounds and electricity and water to the cellar. Please note holiday lettings are not permitted.

EPC Rating D

POSTCODE PO31 8DW

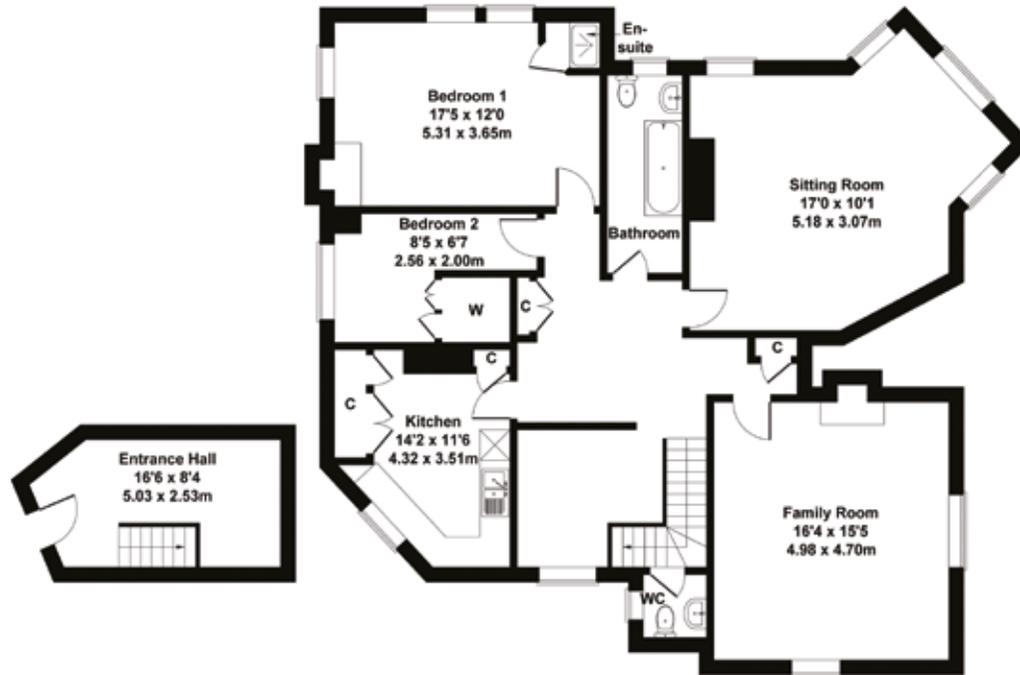
COUNCIL TAX Band D

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



3 The Hayes

Approximate Gross Internal Area
1539 sq ft - 143 sq m



GROUND FLOOR

FIRST FLOOR

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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