

SPENCE WILLARD



12 Battery Road, Cowes, Isle of Wight



# *Occupying a sought-after position on a no-through road, a light and spacious home with parking, an attractive garden and sea views*

VIEWING:

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This period semi-detached home has been extended over time with accommodation over three floors. Retaining its original features that include well-proportioned reception rooms, the property benefits from UPVC framed double glazed windows throughout to provide a comfortable yet characterful home. The home is complimented by a large conservatory overlooking the rear garden and great sea views over the Solent from the first and second floors.

Situated on a quiet no-through road, there is direct access to a footpath that leads down to the seafront as well as excellent access to local schools. Cowes is world-renowned for its sailing and yachting facilities and benefits from a good range of independent shops, restaurants and bars. The Red Jet ferry terminal provides regular high speed (25 mins) passenger ferry services to Southampton,

(with onward rail links enabling London Waterloo to be reached in less than 2 hours). Cowes Golf Course is within a short walk.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE PORCH** Tiled floor. Part glazed door to:





**ENTRANCE HALL** Providing a spacious entrance to the house, the hall benefits from an under stairs cupboard and boasts an original pine staircase leading to the first floor.

**SITTING ROOM** A nicely proportioned room with a west facing bay window and ornate fireplace with gas fire.

**KITCHEN** Fitted with a good range of base and wall units, the kitchen includes a 1.5 bowl stainless steel sink unit, work surfaces, electric oven with four ring gas hob and overhead extractor, space for a dishwasher and wall-mounted gas fired boiler.

From the kitchen, an internal window to the conservatory provides an outlook into the garden.

**DINING ROOM** An attractive reception room with open fireplace and pair of glazed doors which open to the Conservatory.

**CONSERVATORY** A superb large addition to the house which provides a versatile reception room that opens onto the garden through double doors.

**STUDY** Overlooking the garden with storage cupboard.

**SHOWER ROOM** Tiled shower, wash basin and WC.

**UTILITY ROOM** Situated to the side of the house with access doors to both the front and rear, and fitted with a range of cupboards, work surface and sink unit with space for a washing machine. Coat hooks.

#### FIRST FLOOR

**BEDROOM 1** A good sized double bedroom with a range of built-in cupboards and a westerly outlook. Pine floorboards extend throughout the first floor.



**BATHROOM** Bath with shower over, wash basin, WC and built-in cupboard.

**BEDROOM 2** Overlooking the garden with sea views, a double bedroom with a built-in cupboard.

**BEDROOM 3** This room benefits from sea views over the Solent.

#### SECOND FLOOR

**ATTIC BEDROOM 4** Accessed via a steep staircase, the room has under eaves storage and offers excellent sea views through Velux windows to either side.

#### OUTSIDE

To the front of the property is a parking area for at least two large cars. To the rear is a large paved terrace beyond which is an attractive lawned garden with wooden fencing and well-stocked borders containing of a range of shrubs and fruit trees. To the far end of the garden is a timber garden shed with power and a workbench.

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

**EPC Rating** D

**COUNCIL TAX** Band D

**POSTCODE** PO31 8DP

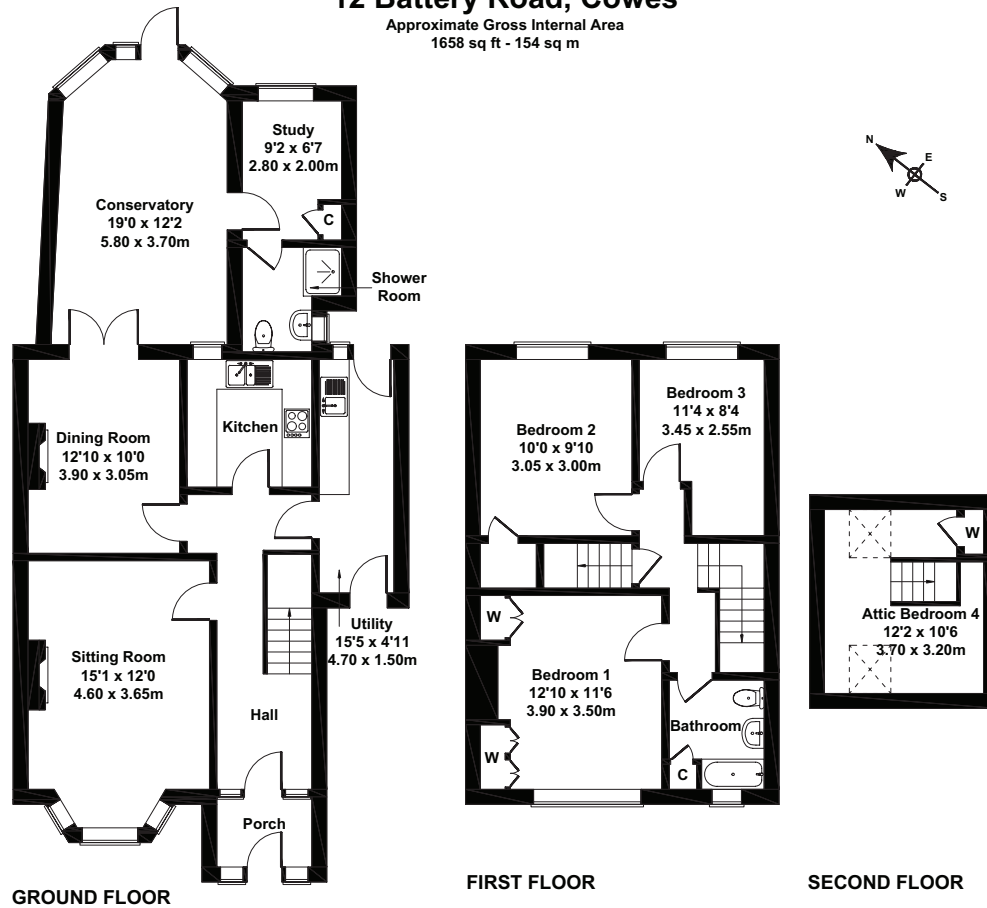
**VIEWINGS** All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.





## 12 Battery Road, Cowes

Approximate Gross Internal Area  
1658 sq ft - 154 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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