

# SPENCE WILLARD



52 York Street, Cowes, Isle of Wight

*Conveniently located within a short walk of the High Street and Shepherds Wharf, this attractive Georgian style town house offers well-presented open plan living accommodation with a south westerly facing garden*

VIEWING:  
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This charming three storey town house provides a comfortable and nicely proportioned home. The ground floor has been designed to be a sociable open plan living/dining/kitchen space, ideal for entertaining and modern-day living. The well fitted kitchen area is light and airy with glazed French doors to the rear enjoying views of the garden and leading to a terrace. On the upper floors, there are three double bedrooms with sea views enjoyed from the top floor front bedroom and a large bathroom with separate shower. Period features include stripped wooden doors and staircase with stripped and varnished floor throughout the living space. An ideal family or second home in a highly convenient location.

York Street provides excellent access to the High Street with its array of amenities including independent shops, restaurants, bars and Red Jet terminal, providing frequent fast passenger ferry services to Southampton with onward connections to London. The house is also ideally situated for access to the world-renowned sailing facilities of Cowes, with Shepherds Wharf Marina being within a two-minute walk and Cowes Yacht Haven close-by giving the property strong rental potential.

**ACCOMMODATION**  
**ENTRANCE HALL** With built-in cupboard housing gas meter. Glazed door to:

**OPEN PLAN LIVING/DINING ROOM** A spacious room which has been designed to provide a lovely, sociable open plan living and dining space. Built-in cupboards beneath the front window. Opening through to the kitchen which extends the feeling of space and creates a sociable entertaining area.

**KITCHEN** Well-proportioned with roof light and glazed French doors providing plenty of natural light to this area and leading to the rear garden. Fitted with a good range of units with solid wood worksurfaces over incorporating sink with drainer and mixer tap with mixer tap. Integral fridge/freezer, space and plumbing for washing machine and dishwasher, space for range cooker with extractor hood over.

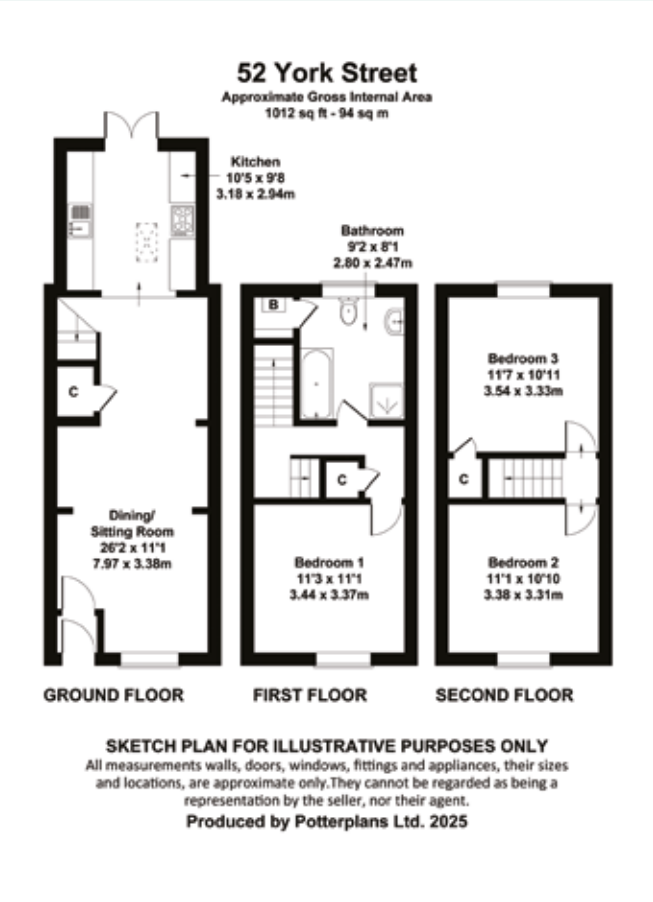
**FIRST FLOOR**  
**LANDING** Stairs to second floor with built-in cupboard.

**BEDROOM 1** A double bedroom overlooking the front of the property.  
**FAMILY BATHROOM** A spacious room with tiled floor, bath with shower attachment, separate glazed shower cubicle, wash basin set on solid wood surface, heated towel rail and WC. Built-in cupboard housing Vaillant gas-fired boiler with slatted shelving.

**SECOND FLOOR**  
**LANDING** Access to loft space.  
**BEDROOM 2** A double bedroom enjoying Solent views across the roof tops.

**BEDROOM 3** A double bedroom with fitted cupboard.  
**OUTSIDE**  
Steps lead up to the front door with gravel area to the side. The rear garden provides a south westerly facing wooden decked terrace with feature raised beds. Steps lead to a further paved terrace with shrubs including a mature fig tree providing a screen from the wooden garden shed beyond which is set on a wooden deck with storage beneath, accessed behind the picket fence. Fully enclosed by timber fencing giving a feeling of privacy to the lower area of the garden.

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



**EPC Rating** C  
**TENURE** Freehold  
**COUNCIL TAX** Band B  
**POSTCODE** PO31 7BS  
**VIEWINGS** All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.

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