

SPENCE WILLARD



37 Beckford Road, Cowes, Isle of Wight

*A period property set over four floors, that has been subject to extensive renovation to provide a contemporary home within minutes of the popular high street and many sailing clubs*

VIEWING:

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This attractive period property was subject to extensive renovation to offer a contemporary home flooded with natural light. The accommodation is laid out over four floors and provides versatile accommodation centred around the impressive double height kitchen living space opening to the enclosed rear garden.

Offering up to four bedrooms, the principal suite is situated on the second floor and enjoys a roof terrace with views over Cowes to The Solent.

Situated only a moments' walk from the popular high street, the property is ideally positioned for easy access to the variety of independent shops, restaurants and bars, as well as sailing facilities including the numerous sailing clubs. The Red Jet High Speed passenger ferry is also within walking distance, providing regular high speed passenger ferry services to Southampton, with onward connections to London.

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE HALL**

**SITTING ROOM** A lovely reception room with wooden flooring, bay window overlooking the front of the property and feature fireplace.

**MEZZANINE STUDY AREA** A light space overlooking the lower ground floor and with a large sash window to the rear garden.

**LOWER GROUND FLOOR**

**SNUG/BEDROOM 4** A subterranean room that would work well as a snug or double bedroom. Cupboard housing electricity meter.

**WC** With wash basin. Tiled floor and space and plumbing for washing machine.





**OPEN-PLAN KITCHEN LIVING DINING ROOM** An impressive, double height room with a largely glazed rear elevation flooding the space with natural light. Kitchen fitted with an array of wall and base units with worksurfaces over. Integrated appliances include fridge, freezer, Bosch dishwasher, Neff single oven with four ring gas hob and extractor above. Opening through to the living dining area with ample space for both a dining table and seating area, overlooking the enclosed rear garden.

#### FIRST FLOOR

**BEDROOM 2** A double bedroom overlooking the rear garden and with Solent glimpses. A deep wardrobe cupboard extends beneath the staircase and there is a further cupboard housing the Vaillant gas-fired boiler.

**BEDROOM 4** Overlooking Beckford Road with fitted wardrobes.

**FAMILY SHOWER ROOM** Tiled walk-in shower with glazed screen, wash basin, WC and heated towel rail.

#### SECOND FLOOR

**BEDROOM 1** A double bedroom with French doors opening to a good-sized **ROOF TERRACE** with views over the rooftops of Cowes to The Solent beyond.

**BATHROOM EN-SUITE** With part-sloped ceiling, fitted with a bath with shower over and glazed screen, WC and wash basin. Heated towel rail.

#### OUTSIDE

To the rear of the property is a garden enclosed by fencing and cleverly zoned over terraces to make the most of the space. French doors open from the kitchen living room to the decked terrace, a perfect space for enjoying alfresco dining. Steps from here lead to a lower area of garden with further space for seating and a **GARDEN SHED**.

**PARKING** A residents parking permit can be obtained from the Isle of Wight Council starting at £72 per annum.

**POSTCODE** PO31 7SG

**TENURE** Freehold

**COUNCIL TAX** Band C

**EPC** Rating D

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

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



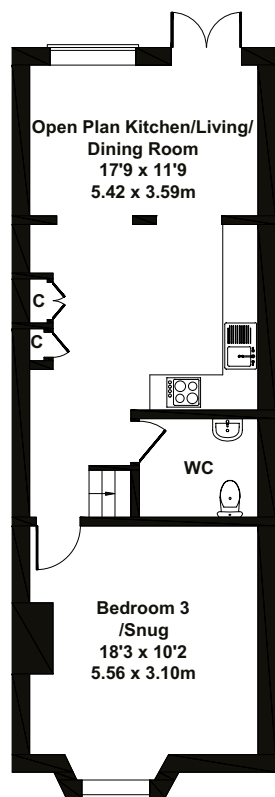
## 37 Beckford Road

Approximate Gross Internal Area  
1475 sq ft - 137 sq m  
(Excluding Void)

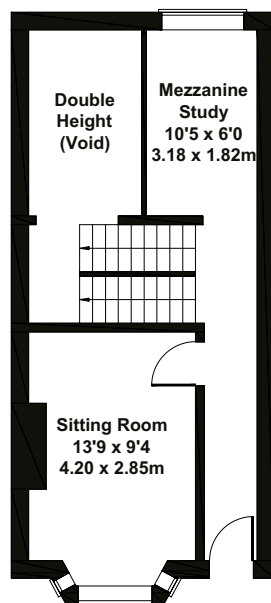
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

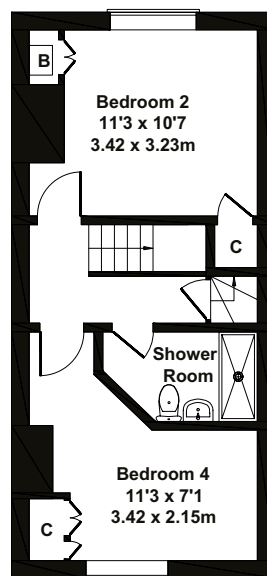
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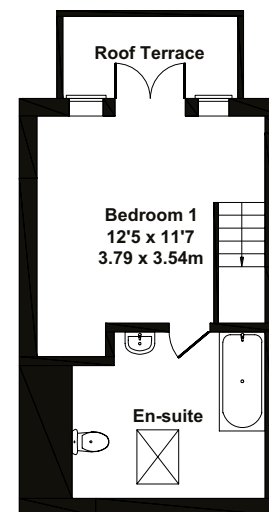
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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