



26 York Street, Cowes, Isle of Wight  
£220,000



**Megan Baker**  
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**DRAFT PARTICULARS ONLY:**

This handsome three storey town house is positioned in the heart of Cowes town centre with excellent access to the super selection of local shops; restaurants and the mainland passenger ferry link. Warmed by gas central heating and with the added bonus of a woodburner, the home is arranged over three storeys with a pleasant and sunny rear garden. The entrance level is in an open plan design with the central staircase dividing the seating and dining spaces, with the kitchen to the rear. The first floor houses a good sized double bedroom and the stylish family bathroom. Two attractive double bedrooms occupy the top floor and complete the accommodation.

**Front entrance door to:**

**LIVING ROOM:**

*26'2 max x 11'3 max (7.98m max x 3.43m max)*

A good sized family living space in an open plan design, but distinctly separated by the stairs to the first floor. The sitting area has a window to the front and has an exposed brick fireplace as a focal point with a woodburning stove. The dining area has plenty of space for a family table and a handy built in storage cupboard. An arched window style opening looks to the kitchen and a step up and square opening leads to:







### KITCHEN:

*10'10 max x 8'1 max (3.30m max x 2.46m max)*

Fitted with a range of wooden effect fronted units; marble style worktops and stainless steel integrated oven and hob. Spaces for other utilities and window to rear. Door to garden.

### Wooden staircase with cupboard under to:

### FIRST FLOOR LANDING:

A spacious area with built in cupboard housing the gas fired boiler; stairs to second floor and doors to:

### BEDROOM ONE:

*11'3 max x 11'3 (3.43m max x 3.43m)*

A light double bedroom in a pale colour palette, with window to front and handsome feature fireplace.

### BATHROOM:

*11'4 max x 6'4 max (3.45m max x 1.93m max)*

A large and stylishly presented room in a black and white theme, fitted with WC; wide vanity wash hand basin and sleek white bath with shower over. Black and white glossy tiling features black and silver decals to border and there is a pretty feature fireplace. Window to rear.

### Stairs to:

### SECOND FLOOR LANDING:

With doors to:

### BEDROOM TWO:

*11'10 + recess x 11'4 max (3.61m +recess x 3.45m max)*

A very pretty double bedroom, decorated in white with wooden style flooring and built-in wardrobe to one chimney recess. Window to rear and access to boarded loft with pull down ladder.

### BEDROOM THREE:

*11'3 max x 11'1 (3.43m max x 3.38m)*

A third double bedroom, again in fresh white decor with gently sloped ceiling and built in wardrobe to chimney recess. Window to front.

### REAR GARDEN:

Fully enclosed and arranged over three tiers, the sunny garden is laid to two patios with lawn to the end.

### Viewings: Strictly by appointment only through Megan Baker Estate Agents

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 285 SQ.FT.  
(26.5 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 285 SQ.FT.  
(26.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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