



Harbour Lights
Weston Road | Cowes | Isle of Wight | PO31 7HU

FINE & COUNTRY

Step inside

Harbour Lights

Whether you are looking for a permanent home or an easy to manage holiday retreat in the centre of Cowes, the aptly named 'Harbour Lights' could be top of your list. This three storey town house has wonderful views across to the harbour and the Solent and is only five minutes from the Royal Yacht Squadron. Originally built in the 1970s it has been modernised over the years and is now a contemporary family home with high end features such as oak doors and a staircase with oak and glass bannisters.

There is a hard standing frontage where you can park two or three cars that leads to the front door and the entrance hall. Here you will find a pair of glazed oak and glass doors that open into a delightful office/snug or double bedroom as it is opposite the ground floor shower room. This is ideally positioned for you to clean up after a day's sailing or a walk with the dog. The spacious, open plan kitchen/dining room is a great area for friends and family to congregate and includes a gas hob and electric oven and a raft of cream units housing a variety of additional appliances. There are wide sliding patio doors to the conservatory and direct access to the adjacent utility room. The conservatory provides plenty of extra seating and dining space and doors to the rear garden.

In order to take advantage of the views the well-proportioned and elegant lounge is on the first floor and includes large picture windows. This floor also has a double bedroom with an en suite shower room and fitted cupboards with sliding, mirrored doors. On the second floor there is a family bathroom and two double bedrooms including one with a balcony where you can enjoy particularly spectacular views while you sit and sip your morning coffee.

Steps down from the conservatory lead to the superb decked and balustraded terrace with a covered veranda area where a dozen people can sit down to enjoy an al fresco meal. The rest of the garden is laid to lawn interspersed with a few trees and a shrub border. Plans have been drawn up to create a garage with a room above at the end of the garden, but they had not yet been put forward for approval but could be something new owners might consider.





Seller Insight

“ We have thoroughly enjoyed living here for the past 11 years but we feel it is time for a change however, we will not be moving too far away as we love the area. The location is delightful as we are close to the harbour and the town centre and less than five miles from Newport as well as being near to ferries for the mainland.

Cowes is joined to East Cowes by the chain ferry across the River Medina and is famous for hosting the oldest and biggest annual sailing regatta in the world. This Mecca for sailors also includes a plethora of independent shops, chandlers, bars and restaurants as well as museums and galleries. Cowes includes a charming promenade and is well known for its association with Queen Victoria who spent many years at nearby Osborne House. With its Cowes association there is everything available for sailors while golfing enthusiasts can enjoy a game at the Osborne Golf Club. *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

0.4 miles from West Cowes to Southampton Red Jet Ferry Terminal
12.7 miles from Yarmouth to Lymington Ferry Terminal
9.1 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Cowes Yacht Haven, Cowes	0.5 miles
Fitness at Gurnard, Gurnard	1.5 miles
Gurnard Sailing Club, Gurnard	1.4 miles
Medina Leisure Centre, Newport	5.2 miles

Healthcare

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
East Cowes Medical Centre, East Cowes	01983 284333
Medina Health Centre, Newport	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	01983 822099 (3.8 miles)

Education

Primary Schools
Gurnard Primary School, Gurnard
Cowes Primary School, Cowes
Lanes End Primary School, Cowes
Northwood Primary School, Northwood

Secondary Schools/Colleges
Cowes Enterprise College, Cowes
Ryde Academy, Ryde
Christ The King Upper College, Newport
Medina College, Newport
Ryde Private School, Ryde
Priory School of Our Lady of Walsingham, Whippingham
Isle of Wight College

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
Clatterford Tuition Centre, Newport
Thompson House Tuition Centre, Newport

01983 295713
01983 293261
01983 293233
01983 293392

01983 203103
01983 567 331
01983 537 070
01983 861 222
01983 562 295

01983 861222
01982 526 631

01983 522 917
01983 524 634
01983 524 680
01983 539 967

Entertainment

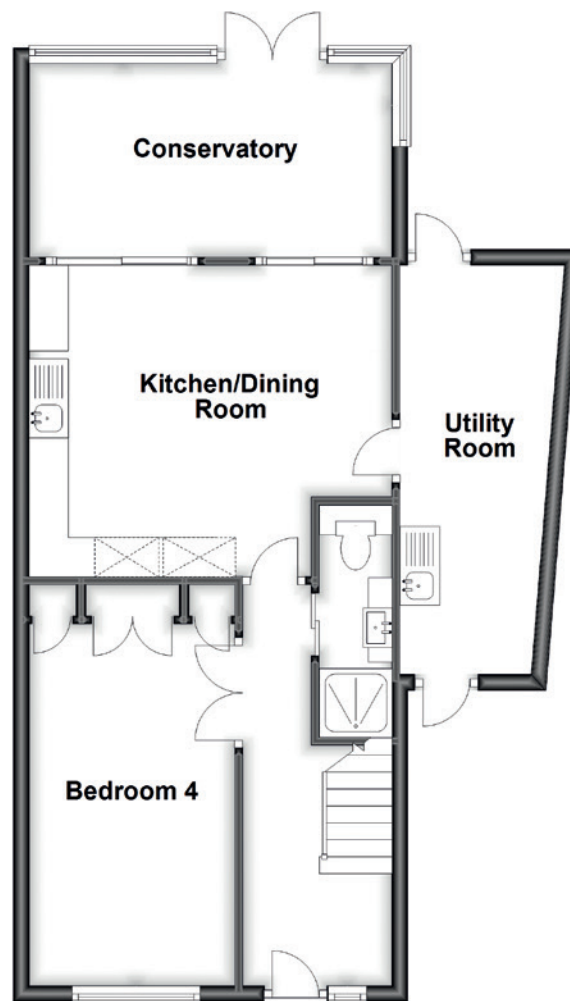
Restaurants / Bars
Harbour Kitchen – Cowes
Smoking Lobster – Cowes
Gastronomy – Cowes
The Globe – Cowes
Moocow – Cowes
Murrays Seafood Restaurant – Cowes
The Red Duster - Cowes

These bars and restaurants are available within a 1-mile radius of this home.

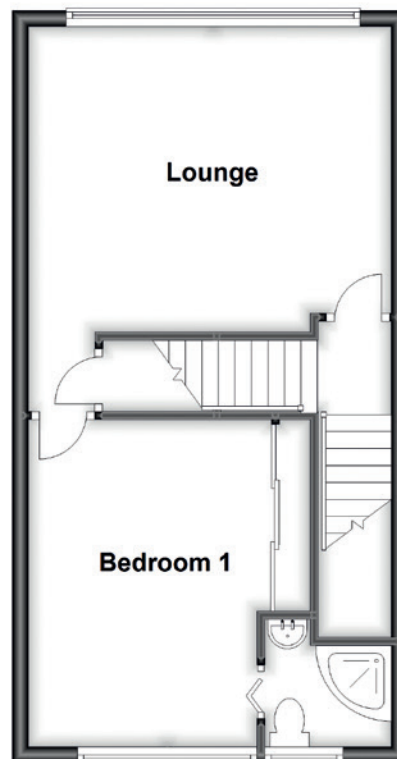
Local Attractions / Landmarks

Osborne House – East Cowes
Cowes Maritime Museum - Cowes
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
Yarmouth Castle - Yarmouth
The Needles Landmark Attraction – Alum Bay
Carisbrooke Castle – Carisbrooke
Monkey Haven - Newport

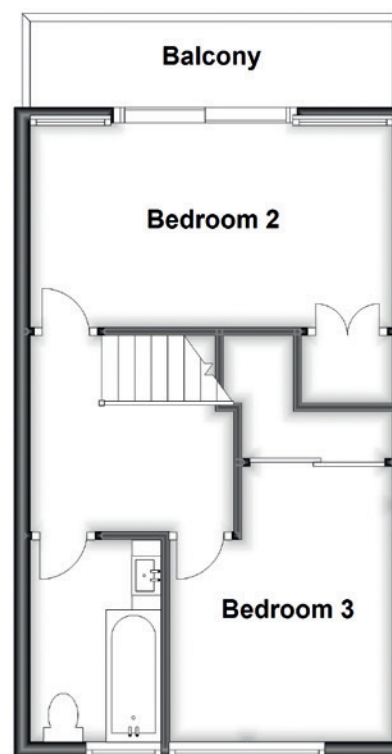
Ground Floor
Approx. 64.3 sq. metres (692.0 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.3 sq. feet)



Second Floor
Approx. 36.3 sq. metres (390.2 sq. feet)



GROUND FLOOR

Entrance Hallway	
Craft Room / Bedroom 4	14'9 x 8'6
Kitchen / Dining Room	15'5 x 13'
Utility Room	17'3 x 6'
Conservatory	15'8 x 8'4
Shower Room	

FIRST FLOOR

Landing	
Lounge	15'6 x 13'3
Bedroom 1	14'5 x 9'9
En-Suite Shower Room	

SECOND FLOOR

Landing	
Bedroom 2	15'7 x 9'1
Balcony	
Bathroom	
Bedroom 3	12'2 x 9'10

OUTSIDE

Driveway Parking
Rear Garden



Council Tax Band: D

Tenure: Freehold



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