



Flat 13, Fountain Court

8 Terminus Road, Cowes, PO31 7TU



Boasting fabulous views across Cowes and to the Solent, this lovely two-bedroom apartment enjoys a second floor position and benefits from modern interiors, allocated parking, and is a stones throw from Cowes high street.

- Stunning second floor apartment
- Beautifully maintained and arranged
- Situated in a peaceful yet convenient location
- Allocated off road parking
- Communal garden area and clothesline
- Two double bedrooms with fitted storage
- Incredible views across Cowes to the Solent
- Mainland travel links and high street amenities on doorstep
- Opportunity for buy to let or holiday let
- Ideal bolt hole or lock up and leave

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Having been enjoyed by the current owners for nearly two decades, this charming two bedroom apartment is conveniently situated for all the fantastic amenities Cowes high street has to offer yet it is tucked away in a peaceful position. This second floor apartment benefits from naturally light interiors and comprises a porch opening into the hallway which provides access through the home to the kitchen, lounge-diner, two double bedrooms, and the shower room. The apartment benefits from large storage cupboards as well as access to a loft space. Outside is a communal car park with allocated spaces and visitor spaces, plus a garden area with somewhere to sit, and also two large clotheslines, ideal for drying washing.

Situated in a tucked away position, the property boasts an enviable position within the heart of Cowes which is a magnet for the sailing community and plays host to the annual world-famous Cowes Week as well as being the starting point for the Round the Island Yacht race. The property is just a short stroll to the Red Jet to Southampton, the wonderful Esplanade, boutique shops and convenience stores, independent restaurants, bars, and cafes that Cowes has to offer. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary where there is a regular Red Funnel car ferry service to Southampton. East Cowes is also home to Queen Victoria's magnificent former holiday residence, Osborne House, where you can enjoy a piece of British history and the rolling acres of the magnificent estate.

Welcome to Flat 13, Fountain Court

With a communal car park situated at the front of the building, the clean and well maintained communal entrance benefits from a staggered stairwell up to the second floor apartment.

Porch and Hall

The front door opens into a small porch area which is a handy space to store coats and shoes, plus it features an integrated doormat. An internal door opens into the hall which flows through the centre of the apartment providing access to each of the rooms as well as a cupboard and a loft hatch. The space is finished with an attractive wood flooring with soundproofing under, which continues through most of the apartment.

Kitchen

Well maintained and arranged, this wonderful kitchen offers a range of base and wall kitchen cabinets offering plenty of storage as well as integrated appliances including a gas hob and a double electric oven. There is undercounter space and plumbing for two appliances including a dishwasher and washing machine, plus end of counter space for a fridge freezer. A window to the front aspect with beautiful views to The Solent fills the space with natural light and the space is finished with a durable terracotta tile floor. The gas boiler can be found here.

Lounge-Diner

Offering ample space for living and dining furniture, this room offers the best seat in the house for events such as Cowes Week and Round the Island Race plus there are glimpses of the Spinnaker Tower in the distance. The room is naturally lit by a sliding door which also leads out to a balcony space.

Bedroom One

Benefitting from a range of fitted wardrobes to one side, this double bedroom is neutrally decorated and features a window to the rear aspect.

Bedroom Two

Currently utilised as an office and storage room, this double bedroom continues the neutral décor and benefits from a built in wardrobe and a transom window to the rear.

Shower Room

Well maintained over the years, this fabulous shower room comprises a w.c, a pedestal hand basin, and a corner shower cubicle. The space is naturally lit by an obscure glazed window to the side and warmed by a heated towel rail. The space is finished with neutral wall and floor tiles.



Outside

The outside areas at Fountain Court consist mainly of a parking area but offers a communal garden area to the side of the car park with access to two large clotheslines for drying and airing clothes. There is access from this area via a secure gate directly onto Sun Hill which leads down to the heart of the High Street and to the Red Jet.

Parking

Allocated parking is available in the communal car park at the front of the property. The parking area also benefits from a visitor parking space plus there is additional on-street parking available on surrounding roads.

Flat 13, Fountain Court presents a fantastic opportunity to acquire a beautifully maintained second floor apartment with amazing sea views, located in the heart of the popular sailing town of Cowes. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Leasehold

Lease Length: 999 years from 1986 (960 years remaining)

Charges: £1400 pa (billed quarterly)

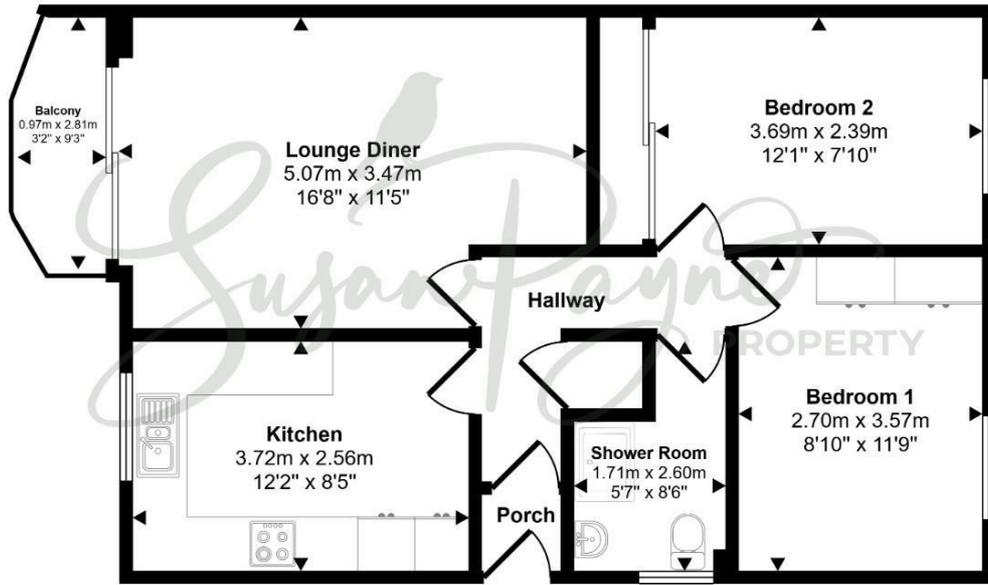
Council Tax Band: C (approx. £2,208.60 pa – Isle of Wight Council 2025/2026)

Services: Mains water, gas, electricity, drainage

Please note that the lease does not allow pets to live at the property full time. Long and short term lets and holiday lets are permitted.



Approx Gross Internal Area
61 sq m / 658 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 77 | 80 |
| | | EU Directive 2002/91/EC  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | | EU Directive 2002/91/EC  | |

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.