

CGI IMAGE



Selbon

Simply Different

Victoria Grove, East Cowes,
, PO32 6DL
Guide price £650,000 Freehold



01252 979300
Selbonproperty.co.uk

- Beautifully Restored & Extended Victorian home
- Five Spacious Bedrooms
- Two Reception Rooms
- Entrance Hallway, Cloakroom & Utility Room
- Loft Room With Cowes Marina Views
- Anticipated Completion: Late September 2026
- Kitchen/Breakfast Room With Adjoining Dining Room
- Family Bathroom & En-Suite Facilities
- Ample Driveway Parking & Close to Local Amenities
- Generous Enclosed Rear Garden

Selbon Estate Agents are delighted to offer to the market this impressive five bedroom detached Victorian residence, originally dating from 1906, which is currently undergoing an extensive programme of refurbishment, remodelling and extension to create a substantial family home that effortlessly combines period character with contemporary living.

Occupying an enviable position within one of East Cowes' established residential roads, this impressive property is due for completion around the end of September 2026. Decortation, carpets and flooring can be discussed with the developer, depending on build schedule.

The ground floor has been designed around modern family living, offering a welcoming entrance hall, two elegant reception rooms, a spacious kitchen/breakfast room with adjoining dining room, utility room and a cloakroom. The approved extension enhances the living accommodation, creating bright and versatile spaces ideal for both entertaining and everyday family life.

The upper floors provide five well-proportioned bedrooms, together with a family bathroom as well as the second floor bedroom benefitting from an en-suite shower room.

Victoria Grove is a highly regarded residential address within East Cowes, ideally positioned for convenient access to local amenities, schools and everyday shopping.

East Cowes itself is a thriving coastal town best known for its marina, historic Osborne House and excellent mainland connections via the Red Funnel vehicle ferry to Southampton, making it particularly attractive for commuters and second-home owners alike. The nearby seafront, parks and riverside walks provide an excellent lifestyle, while the wider Isle of Wight offers miles of coastline, countryside and outdoor pursuits.

This is a rare opportunity to acquire what is effectively a newly renovated Victorian family home, finished to modern standards whilst preserving the elegance and proportions of its origins.

Please note floorplan subject to change.



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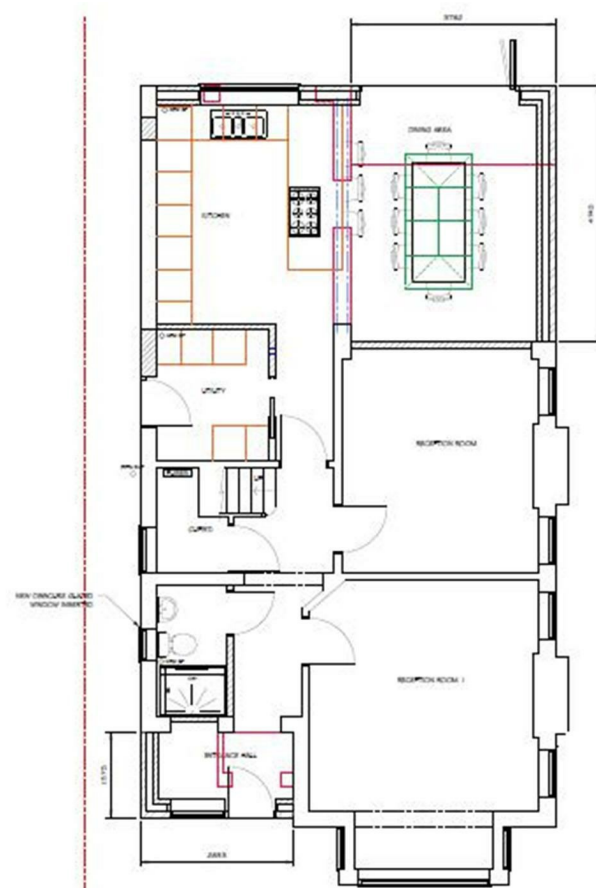
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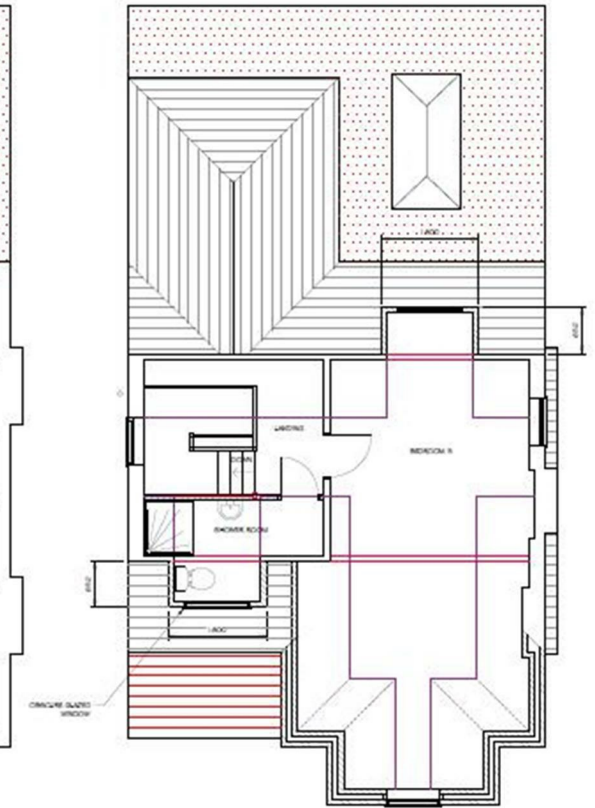
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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

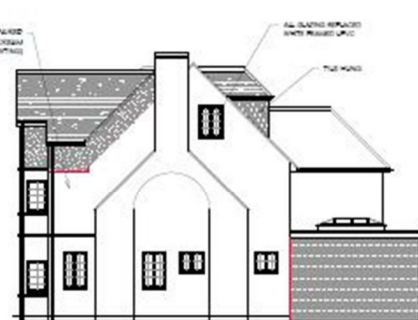


PROPOSED SECOND FLOOR PLAN

Floorplan Subject to
Change During Build



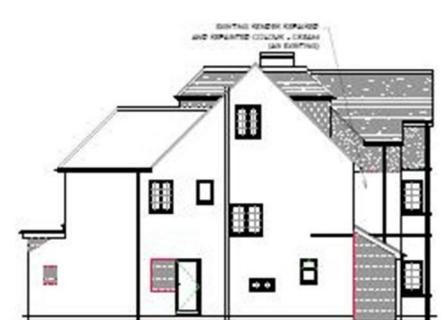
PROPOSED SIDE ELEVATION



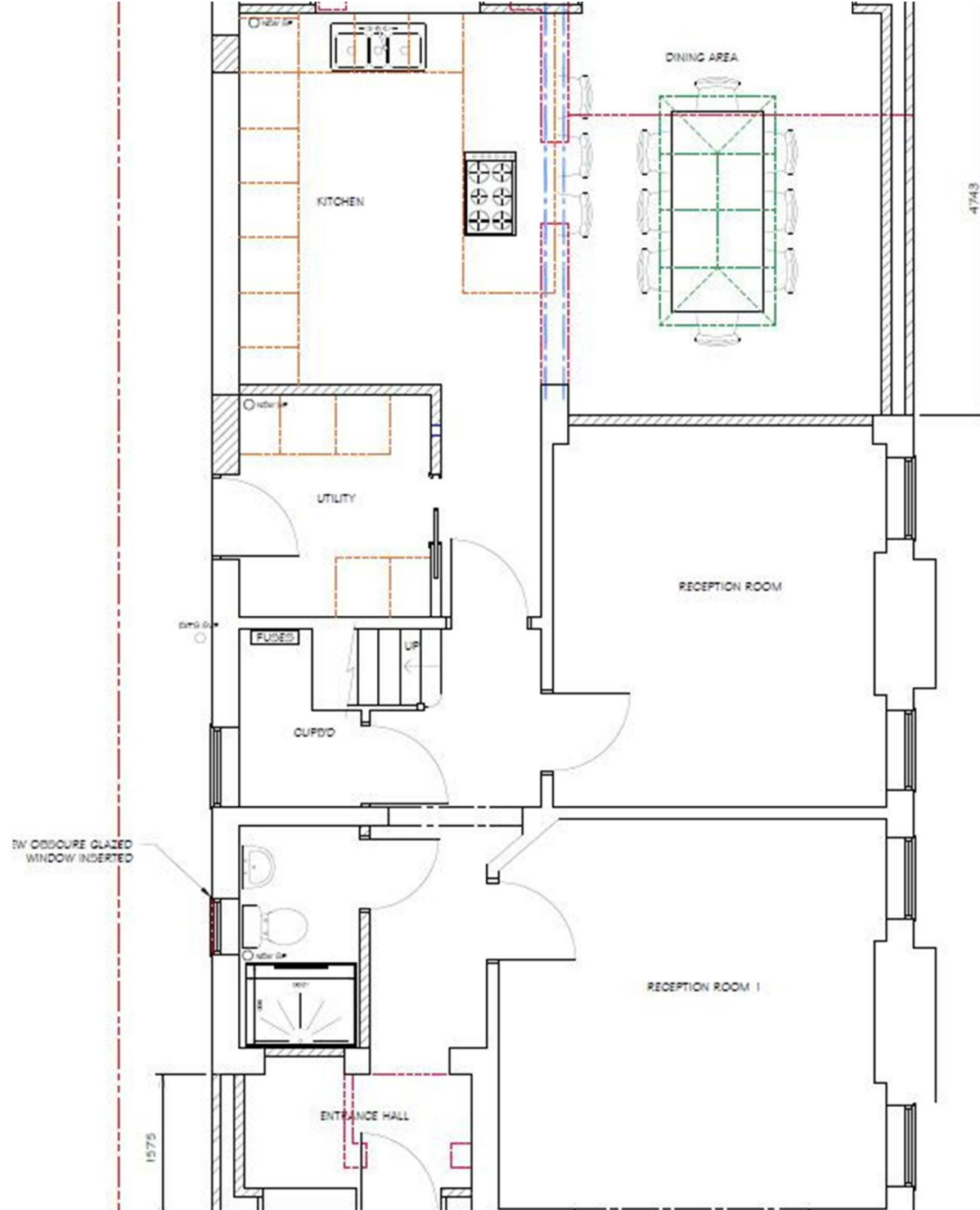
PROPOSED SIDE ELEVATION



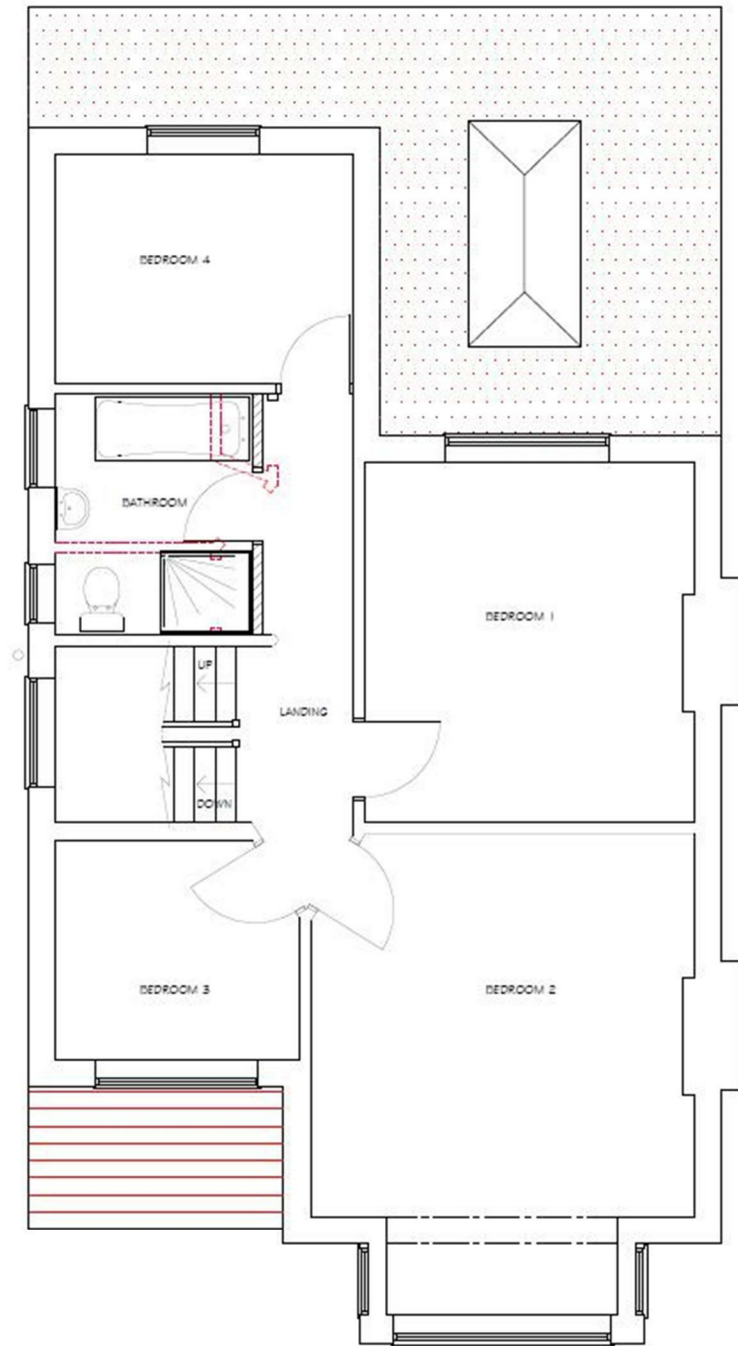
PROPOSED REAR ELEVATION



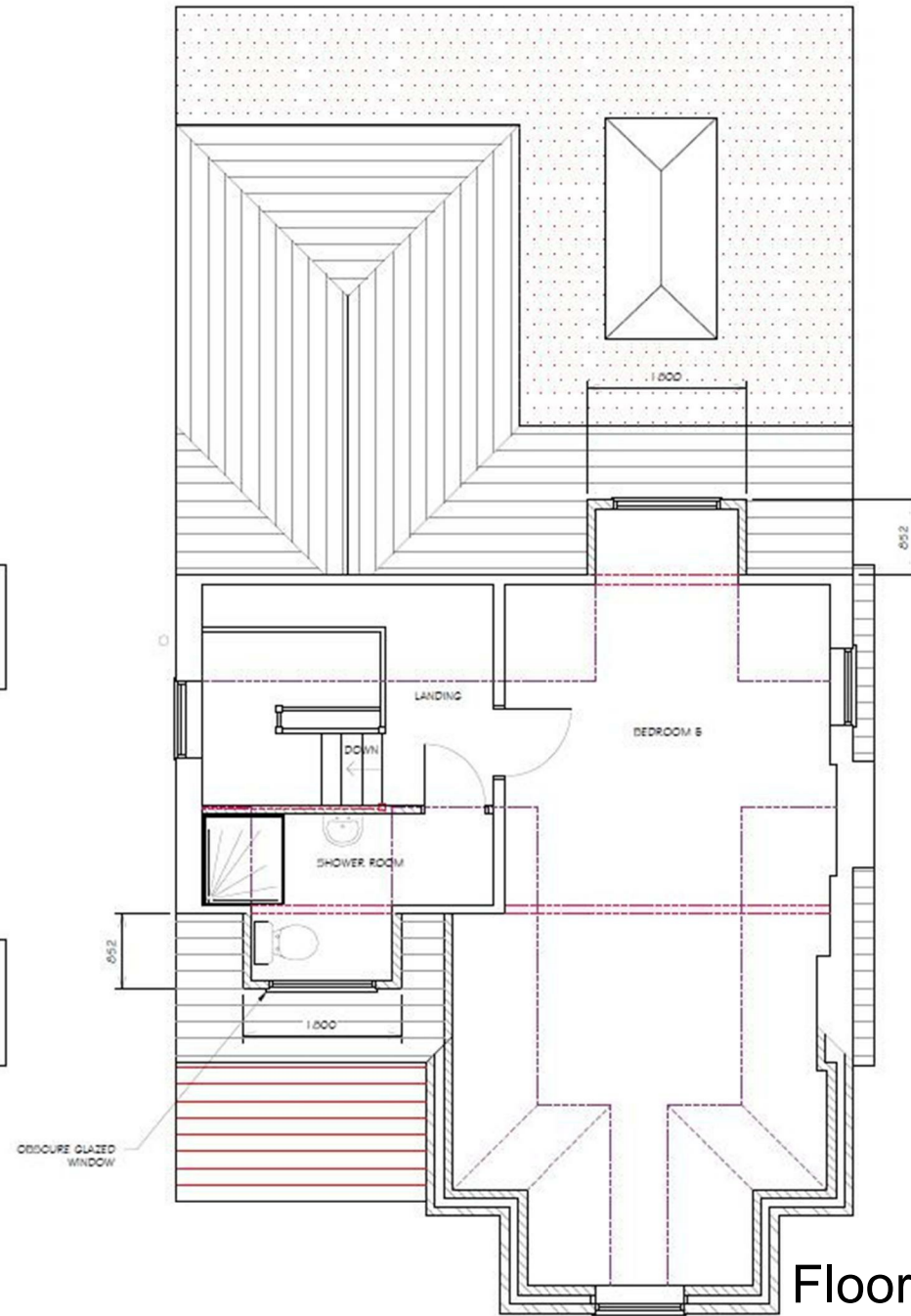
PROPOSED SIDE ELEVATION



Floorplan Subject to
Change During Build

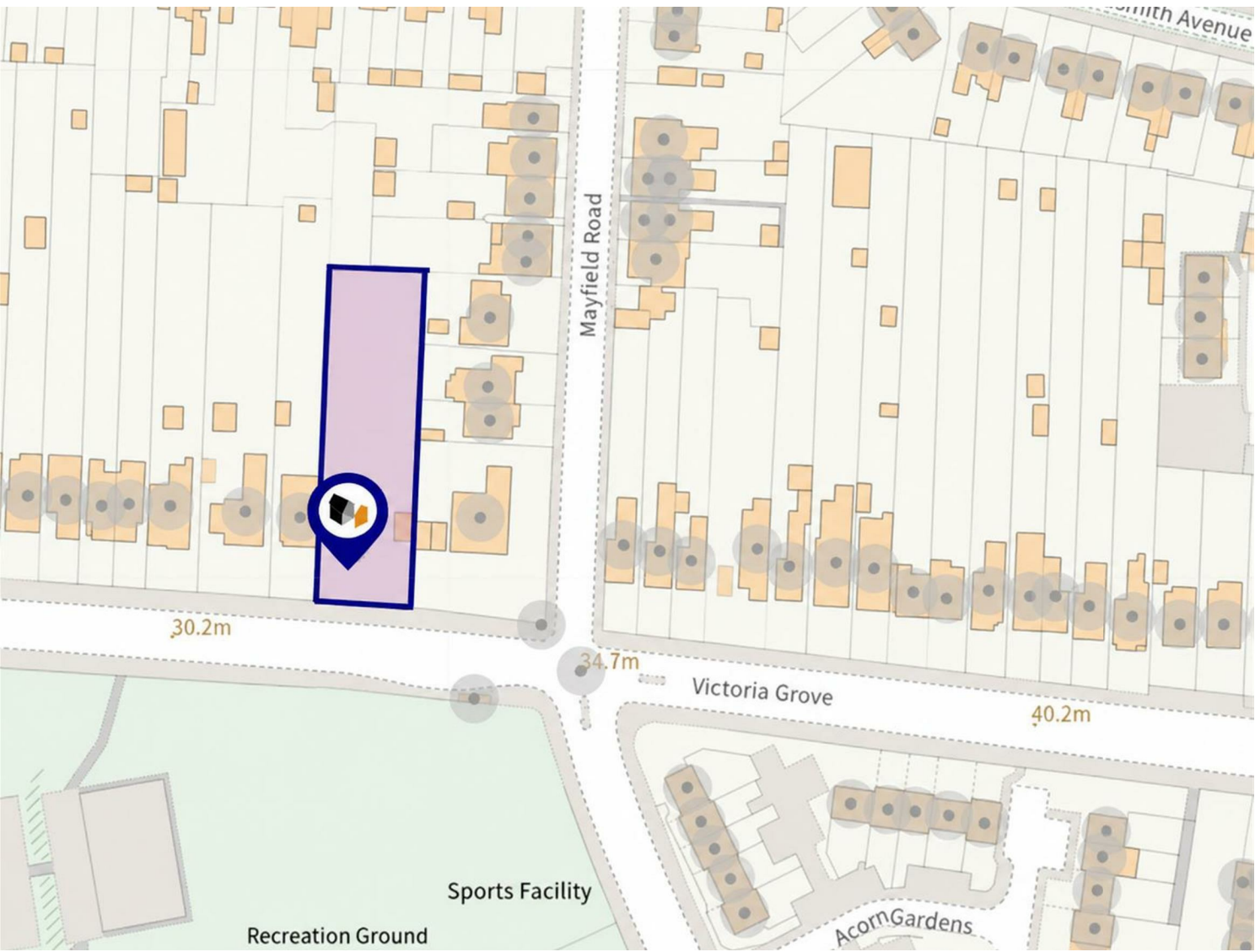


PROPOSED FIRST FLOOR PLAN

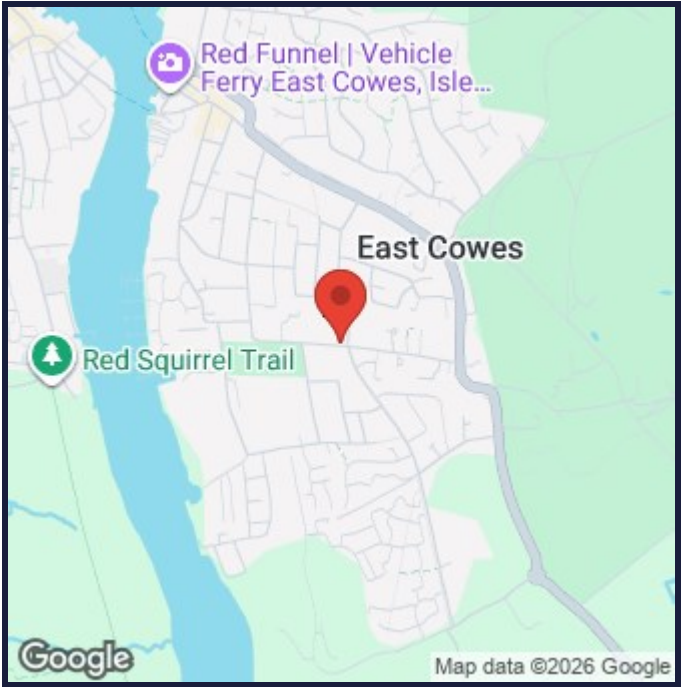


PROPOSED SECOND FLOOR PLAN

Floorplan Subject to
Change During Build



Area Map



Energy Performance Graph

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	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	

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: