



MARVINS
ESTATE AGENTS



98 PARK ROAD, COWES, PO31 7LY £219,000

Situated in the ever-convenient Park Road area of Cowes, this pleasant two-bedroom, two-reception room home is perfectly placed for easy access to the town centre with its array of coffee shops, restaurants, independent stores and the Red Jet terminal providing regular links to Southampton. The accommodation offers a comfortable and well-balanced layout, ideally suited to a range of buyers including first-time purchasers, investors or those looking to downsize to a more manageable home close to amenities.

To the rear, there is a pleasant enclosed garden providing an ideal space to relax, entertain or simply enjoy some outdoor time during the warmer months.

Offered to the market with vacant possession, the property presents an excellent opportunity for buyers seeking a straightforward purchase in a popular and well-connected location within Cowes.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK

Front door to Inner lobby.

LOUNGE

14'1" x 11'5" (4.29m x 3.48m)

Fireplace. Front aspect. Radiator.

Inner Hallway. Stairs off.

DINING ROOM

11'4" x 10'11" (3.45m x 3.33m)

Fireplace. Radiator. Rear aspect.

KITCHEN

13'8" x 9'6" (4.17m x 2.90m)

Range of fitted wall and base units. Single drainer sink unit. Space for cooker. Plumbing for washing machine. Access to rear garden.

First Floor

BATHROOM

Of good size comprising bath, shower cubicle and WC. Heated towel rail.

BEDROOM ONE

14'1" x 13'9" (4.29m x 4.19m)

Radiator. Front aspect.

BEDROOM TWO

11'4" x 11' (3.45m x 3.35m)

Radiator.

OUTSIDE

Good size long rear garden with further potential. Easterly facing for that morning sunshine.

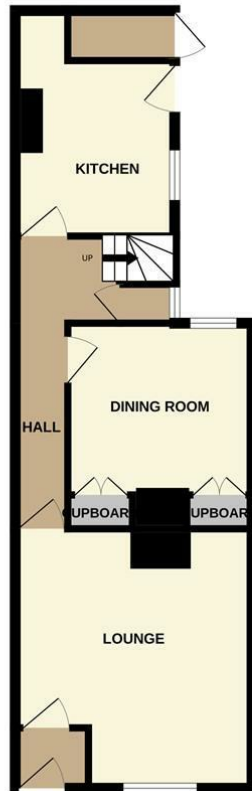
TENURE

This property is Freehold. Council tax band B.





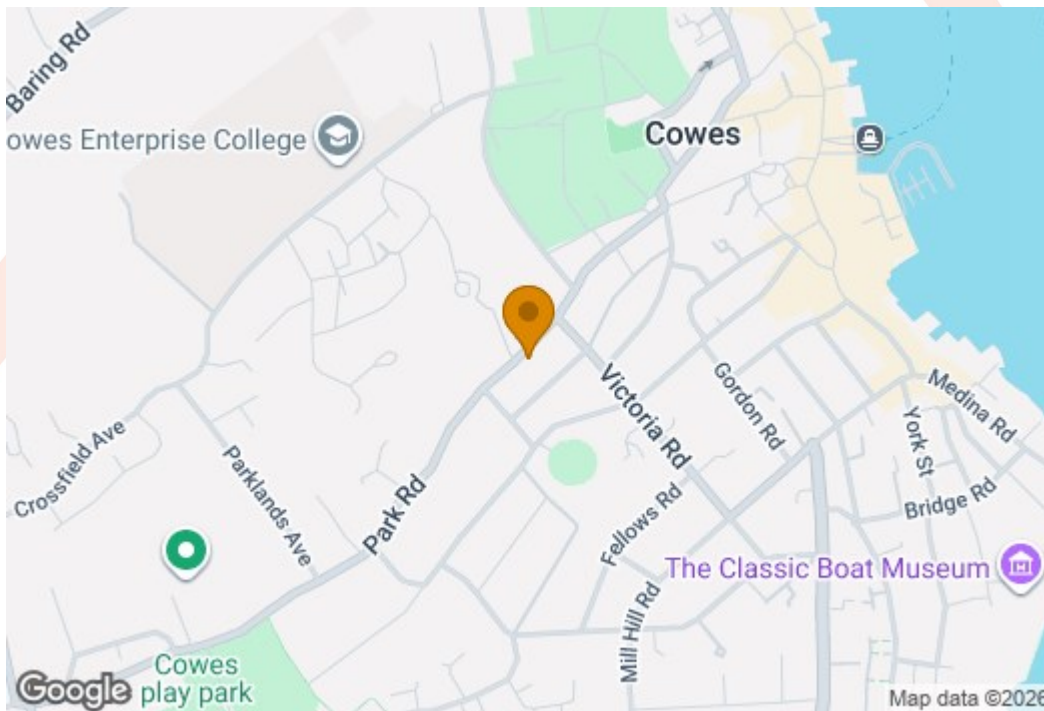
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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		
	57	73
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		

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