



MARVINS
ESTATE AGENTS



8 HARBOUR VIEW ST. ANDREWS STREET, COWES, PO31 7RJ **£180,000**

Situated in the popular Harbour View terrace along St Andrew Street, this two-bedroom terraced house enjoys a particularly convenient position within easy reach of the heart of Cowes, the town's marinas and the Floating Bridge providing access to East Cowes.

The property would now benefit from some updating and modernisation, providing an excellent opportunity for a new owner to put their own stamp on the house.

The accommodation includes two bedrooms and offers a manageable layout that could appeal to a range of buyers. To the rear is a small westerly-facing garden, providing a pleasant outdoor space in which to enjoy the afternoon and evening sun.

For those requiring parking, there is a public car park conveniently situated opposite the property, with residents' permits available.

Offered with no onward chain, this is a property with genuine versatility. It could make an ideal first home for a buyer looking to take their first step onto the property ladder, an investment opportunity, or a convenient Cowes base for those seeking a second home or island retreat.

With its excellent town-centre location and scope for improvement, this is an opportunity to acquire a property in a very accessible part of Cowes and create something of your own.

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8 HARBOUR VIEW ST. ANDREWS STREET, COWES, ISLE OF WIGHT PO31 7RJ

Door to porch. Door to:

LOUNGE

8'9" x 16'1" (2.67m x 4.90m)

Stairs off. Under stairs cupboard. Electric storage heater.

Arch to:

KITCHEN

11'7" x 7'9" (3.53m x 2.36m)

Access to outside. Range of wall and base units. Electric cooker point. Single drainer sink unit.

First floor landing. Access to loft.

BATHROOM

Suite comprising bath with shower over, basin and WC.

BEDROOM ONE

9'4" x 12'8" (2.84m x 3.86m)

Front aspect. Built in wardrobes.

BEDROOM TWO

5'7" x 11'8" (1.70m x 3.56m)

Rear aspect.

OUTSIDE

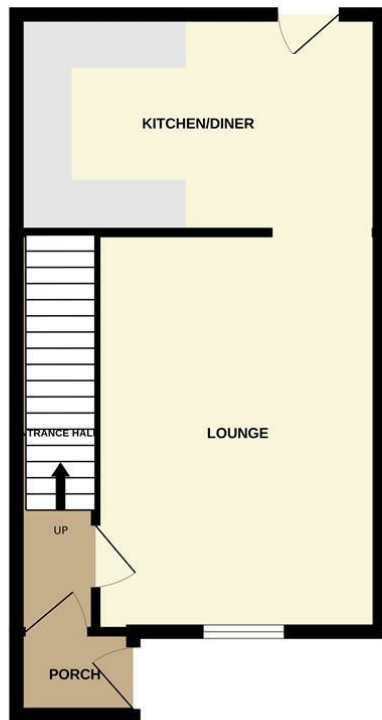
Small rear westerly facing garden.

TENURE

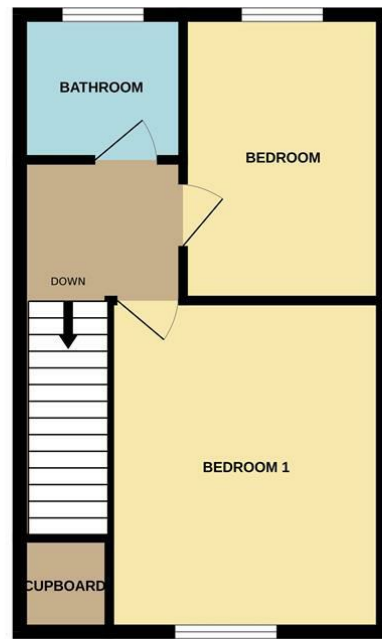
This property is Freehold. Council tax band B.



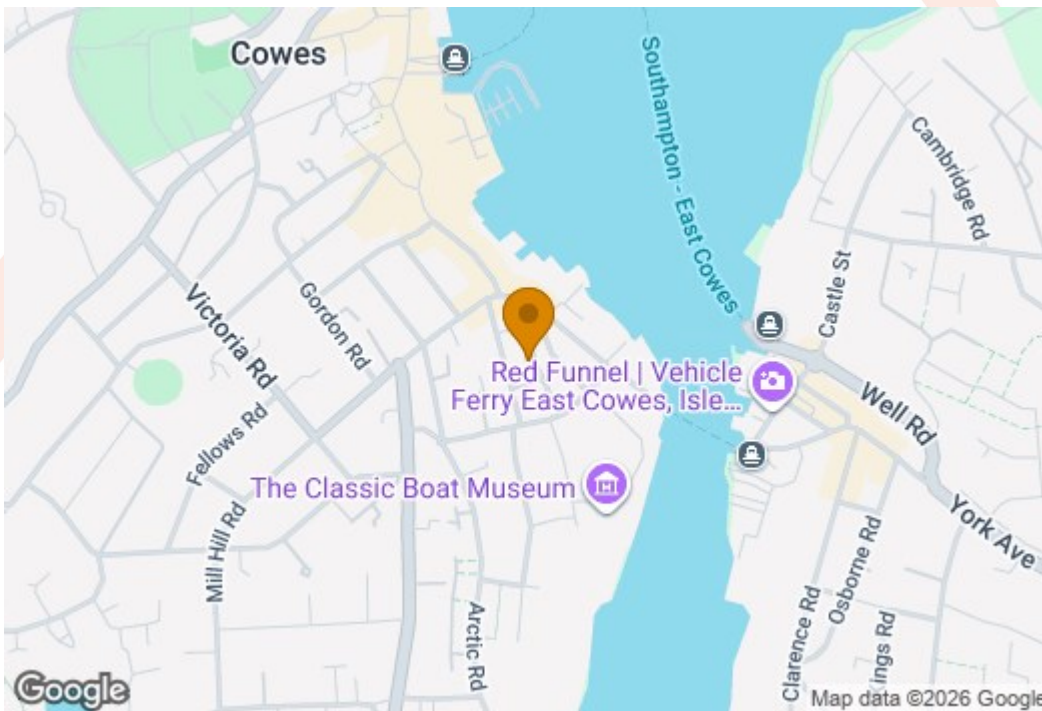
GROUND FLOOR



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		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(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

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