



**MARVINS**  
ESTATE AGENTS



## 128 PARK ROAD, COWES, PO31 7LZ PRICE £254,750

This beautifully presented home is an absolute must-see.

Deceptively spacious and full of character, this exceptional terraced property blends charming period features with stylish, modern living.

Lovingly upgraded by the current owner, the ground floor boasts a superb open-plan layout, incorporating a welcoming lounge and dining area that flows seamlessly into a stunning contemporary kitchen. Finished with sleek, high-gloss grey cabinetry and solid oak block worktops, the kitchen is equipped with quality integrated appliances, including an oven, induction hob with extractor, slimline dishwasher, and a built-in coffee machine. French-style doors open directly onto the rear garden, allowing for easy indoor-outdoor living.

Upstairs, the first floor offers two well-proportioned single bedrooms and a beautifully appointed shower room. The spacious main double bedroom occupies the top floor and enjoys far-reaching views over Cowes and towards the Solent—an ideal retreat at the end of the day.

COWES OFFICE

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UPVC double glazed front entrance door to:

### LIVING AREA

35'5" max x 14' max (10.80m max x 4.27m max)

A superb open-plan living space incorporating a Lounge area, Dining and the Kitchen. The open tread stair case offers separation between the Lounge and Dining areas. Natural light from both front and rear aspects fill the space. The Kitchen area lies to the rear.

### KITCHEN

8'2 x 6'8 (2.49m x 2.03m)

A beautifully contemporary styled Kitchen with a comprehensive range of pale grey glossy fronted units, complemented by oak block work surfaces which create a breakfast bar area to one length, dividing this section off from the dining space. The breakfast bar features the wide induction hob, with a circular extractor hood above and the Kitchen also features an eye-level oven; integrated slimline dishwasher and an integrated coffee maker. There are additional spaces for a washing machine and fridge/freezer. Dark grey aluminium coated French doors open up to the raised decked terrace at the rear.



Stairs to:

### FIRST FLOOR LANDING

A spacious, open landing with stairs off to the second floor and a large built in double cupboard providing storage and housing the gas fired wall mounted boiler. Doors to:



### BEDROOM TWO

11'1" x 6'10" (3.38m x 2.08m)

A generous sized single bedroom in grey decor with a front aspect via double glazed window.

### BEDROOM THREE

11'1" x 6'9" (3.38m x 2.06m)

Another matching single bedroom with a front aspect via double glazed window.



### SHOWER ROOM

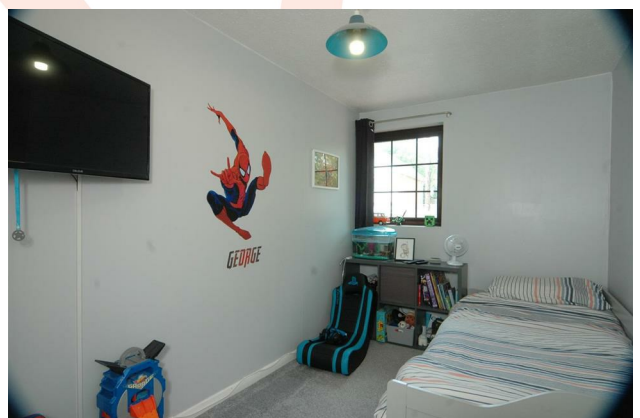
Contemporary white suite of WC, wash hand basin and walk-in shower.. Large matte grey marbled tiling to the walls and a built in double storage cupboard. Opaque with to the rear.

Stairs to:

### BEDROOM ONE

15'3" max x 14' (4.65m max x 4.27m)

A super double bedroom with sloped ceilings and a large double glazed dormer window providing a super aspect over Cowes town along with views towards the Solent.



### OUTSIDE

A raised decked terrace has steps down to an enclosed lawned garden providing a blank canvas to create your own haven. A handy brick store sits to one corner.

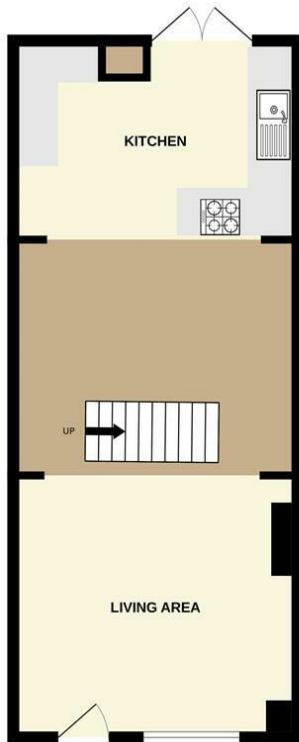
### TENURE

This property is Freehold. Council tax band B.

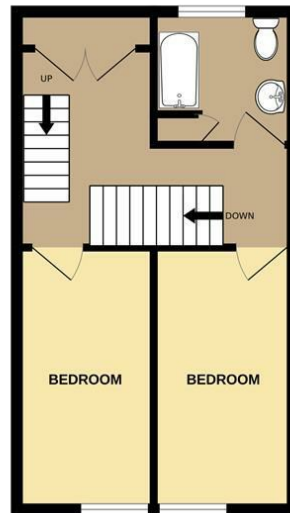




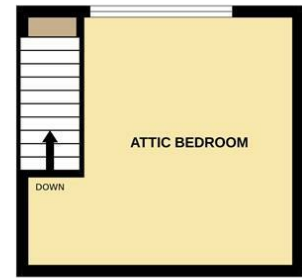
GROUND FLOOR



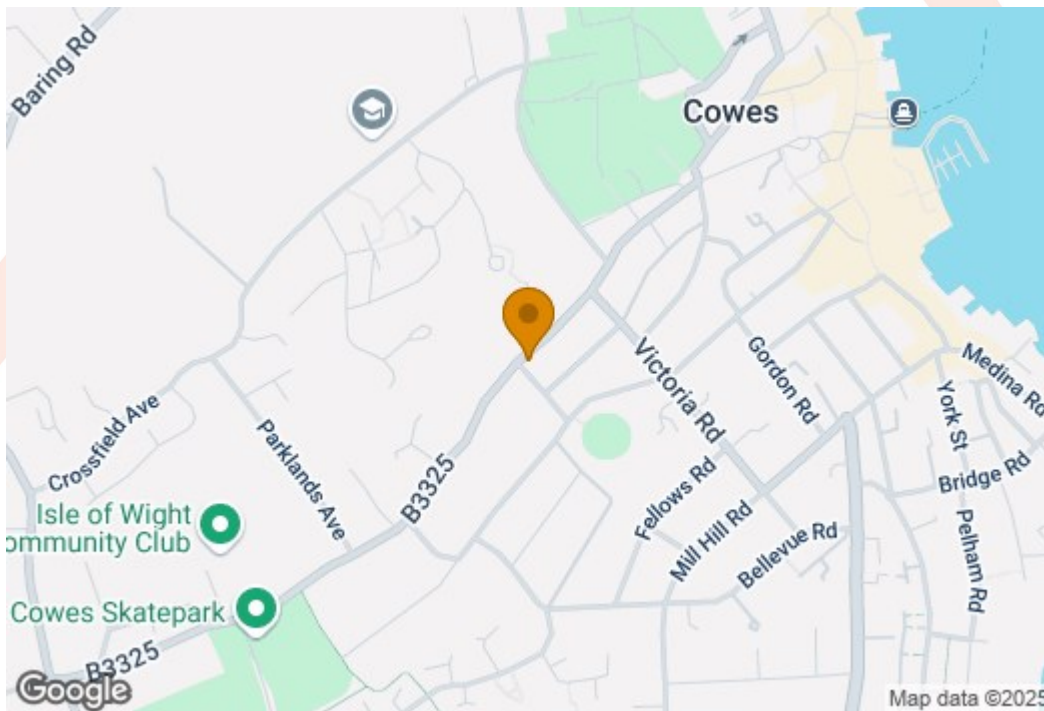
1ST FLOOR



2ND 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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