



MARVINS
ESTATE AGENTS



178 PARK ROAD, COWES, PO31 7NE

£395,000

Set along the ever-popular Park Road in Cowes, this handsome period semi-detached house blends classic character with a confident contemporary twist. Full of charm and original features, the property also delivers modern living exactly where it matters.

The real show-stopper is the stunning ground floor extension, flowing seamlessly from the kitchen into a bright, open-plan dining and living space. High ceilings, skylight window and bi-fold doors flood the room with natural light and create a brilliant connection between inside and out — perfect for everyday living and entertaining alike.

Upstairs, the house offers three bedrooms, all retaining that all-important period feel, while outside you'll find a pleasant rear garden — complete with a home studio at the bottom. Ideal for home working, creative pursuits or simply escaping the house... with one of the shortest commutes imaginable.

Conveniently located for ferry links, Cowes town and local amenities, this is a characterful home that ticks a lot of modern lifestyle boxes — stylish, practical and ready to enjoy.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS

T: 01983 292114

E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK

178 PARK ROAD, COWES, PO31 7NE

Entrance

This property is Freehold. Council tax band C.

LOUNGE

13'1" x 10'10" (3.99m x 3.30m)

A bright main reception with bay window and inset 'Charnwood' burner. Attractive wood flooring. Radiator.

KITCHEN/DINER

31'7" x 10'11" max (9.63m x 3.33m max)

The heart of the home. A super contemporary family space divided by a split level and provides distinct use areas of the Kitchen, Dining and further living space. The Kitchen has plenty of storage units along with complementary wooden counter tops. Integrated appliances include dishwasher, washing machine and electric hob and cooker. Space for a large free standing fridge freezer. Flooded with plenty of natural light from the skylight windows and the beautiful bi-fold doors out the rear blending indoors and outdoors perfectly.

WC

WC and basin. Velux style window.

FIRST FLOOR LANDING

With window to the side aspect.

BEDROOM ONE

12'1" x 11' (3.68m x 3.35m)

A large bright master bedroom with views across Cowes and garden. Built in double wardrobe.

BATHROOM

A large family bathroom complete with vanity sink, WC, free standing bath and double width shower cubicle. Built in cupboard storage.

SECOND FLOOR LANDING

Side aspect window.

BEDROOM TWO

12' x 11' (3.66m x 3.35m)

A large front aspect double bedroom.

BEDROOM THREE

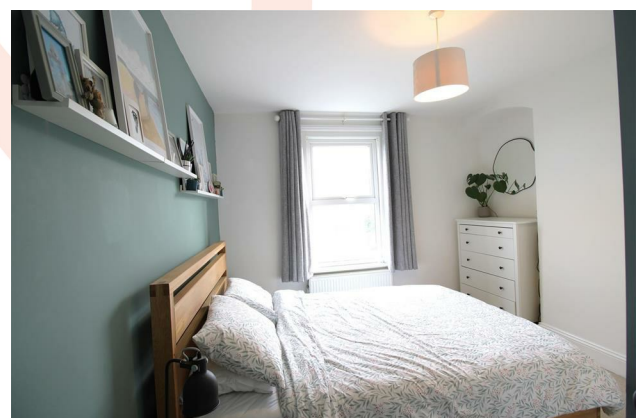
12' x 10'11" (3.66m x 3.33m)

A large rear aspect double bedroom with lovely far reaching views across Cowes.

OUTSIDE

From the street is a small walled low maintenance gravelled garden. A path to the side leads to both the front door and access via secure gate to the rear. The garden is arranged over a series of shallow terraces and has areas for both adults and children. A super paved patio area for dining and enjoying the sun, and in addition an insulated timber chalet/studio - which provides an excellent space as an office, complete with power and lighting.

TENURE

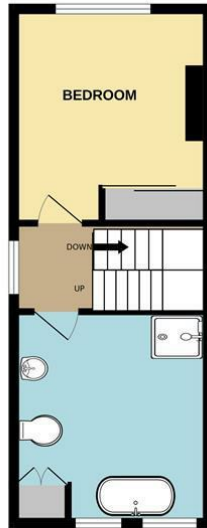




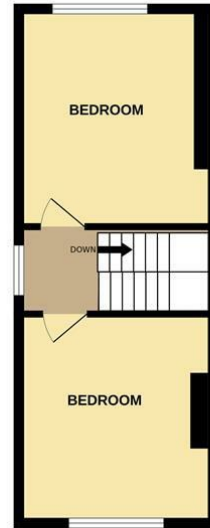
GROUND FLOOR



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 purchasers. 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		
	69	80

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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

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