



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



99, Upper Yarborough Road

East Cowes, PO32 6EB



£220,000
FREEHOLD



Well maintained and updated over the years, this wonderful end of terrace property boasts two generous bedrooms, open plan lounge-diner, plus a beautifully planted and arranged rear garden.

- Period end of terrace house
- Large lounge-diner and separate kitchen
- Beautifully maintained and updated
- Quiet location close to town amenities
- Recently replaced gas boiler
- Two generous double bedrooms
- Potential to make your own
- Low maintenance front and rear garden with shed
- Short walk to island and mainland travel links
- Schools and recreation ground close by

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Benefitting from a convenient location for amenities, travel links, and schools, this beautiful end of terrace cottage has been well maintained and updated over the two decades of ownership. The property benefits from period features including decorative arches, dado rails, parquet flooring, and a Victorian inspired clay paved path at the front of the property which adds to the charm and character of the property. The accommodation comprises an open porch opening into the entrance hall which provides access to the lounge, dining room, kitchen, and the stairwell leading to the first floor. The first floor offers two generous double bedrooms, and a spacious family bathroom. The rear garden has been beautifully designed to offer low maintenance with a mixture of mature beds creating a wonderful oasis.

Home to Queen Victoria's magnificent former residence, Osborne House, 99 Upper Yarborough Road is situated in a quiet residential area of East Cowes within walking distance to many enviable amenities including a Waitrose supermarket, convenience store, medical centre, plus a range of shops and restaurants. The quiet shingle and sand beach in East Cowes is ideal for family days out and enjoys fantastic views across the Solent and out towards Cowes marina. The impressive esplanade boasts an adventure playground, paddling pool, cafe and has a wooded area behind, perfect for leisurely walks. The Castle Copse Nature Reserve and Jubilee Recreation Ground are situated moments from Upper Yarborough Road and the Red Funnel car ferry service to Southampton is also just a short walk away. This super-convenient, central location is ideal for exploring all of the delights the Island has to offer and is served by Southern Vectis bus route 4, linking the town with Ryde, and bus routes route 5 and 25, linking with the County town of Newport where a wide range of amenities can be enjoyed. These include an extensive variety of shops, vibrant bars and restaurants, a multiplex cinema and community theatres.

Welcome to 99 Upper Yarborough Road

The attractive clay tiles form a beautiful pathway leading to an open porch. There is a small low maintenance front garden which is ideal for potted plants and storing rubbish bins.

Entrance Hall

The long entrance hall provides access through most of the ground floor accommodation and boasts a wonderful parquet flooring.

Lounge - Diner

Flooded with natural light from the bay window to the front aspect enjoying a south facing position, this wonderful family room is semi-open with the dining area and offers plenty of space for the whole family. The lounge also offers a wonderful electric fireplace with a surround which creates a fantastic atmosphere particularly in the winter months. With a large opening in the middle of the room opening into the dining area, this space provides the new owners opportunity to enclose, if desired, whilst each room benefits from a door to the entrance hall. There is also a window in the dining room to the rear which overlooks the garden and benefits from afternoon sunshine, plus there is ample space for a dining table.

Kitchen

Fitted with a range of base and wall kitchen cabinets, the kitchen offers ample storage space as well as space for undercounter appliances including plumbing for a washing machine. There is also space for a freestanding gas cooker. The gas boiler is located in one corner of the kitchen, there is a 1.5 sink and drainer, plus a door which leads out to the rear garden. The dual aspect windows to the side and rear fill the room with natural light and offers lovely views over the rear garden.

First Floor Landing

The carpeted stairwell from the entrance hall leads up to the first floor landing which provides access to the first floor accommodation, plus there is access to the loft here. The large loft space benefits from insulation as well as boarding, a light, and ladder access. There is potential for further expansion of the property if desired and is subject to gaining the correct planning consent.



Bedroom One

Generously proportioned and benefitting from a window to the front aspect, this double bedroom features large, fitted wardrobes with a dressing table, providing plenty of space to store clothes.

Bedroom Two

Also benefitting from a fitted wardrobe, this double bedroom offers ample space for furniture as well as offering a window to the rear aspect.

Family Bathroom

Comprising a shower over bath, a pedestal hand basin, and a w.c, this family bathroom features an obscure glazed window to the rear aspect, plus there is a large airing cupboard here.

Garden

Accessed via the back door or the gate to the back of the garden, it is evident that this garden has been cared for over the years offering a range of mature planting with a mixture of shrubs and plants including roses, perennial flowers, and an acer tree. The garden has been beautifully landscaped to offer low maintenance garden space with a mixture of grey pebbles and astroturf. The sunny garden also benefits from a large shed, ideal for storage. There is ample space to enjoy dining al fresco style or just enjoying the peaceful surroundings and the birds.

Parking

There is unrestricted on road parking available outside the property.

99 Upper Yarborough Road offers a fantastic opportunity to acquire a charming two-bedroom end of terrace property with potential to make your own, with a fabulous back garden. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

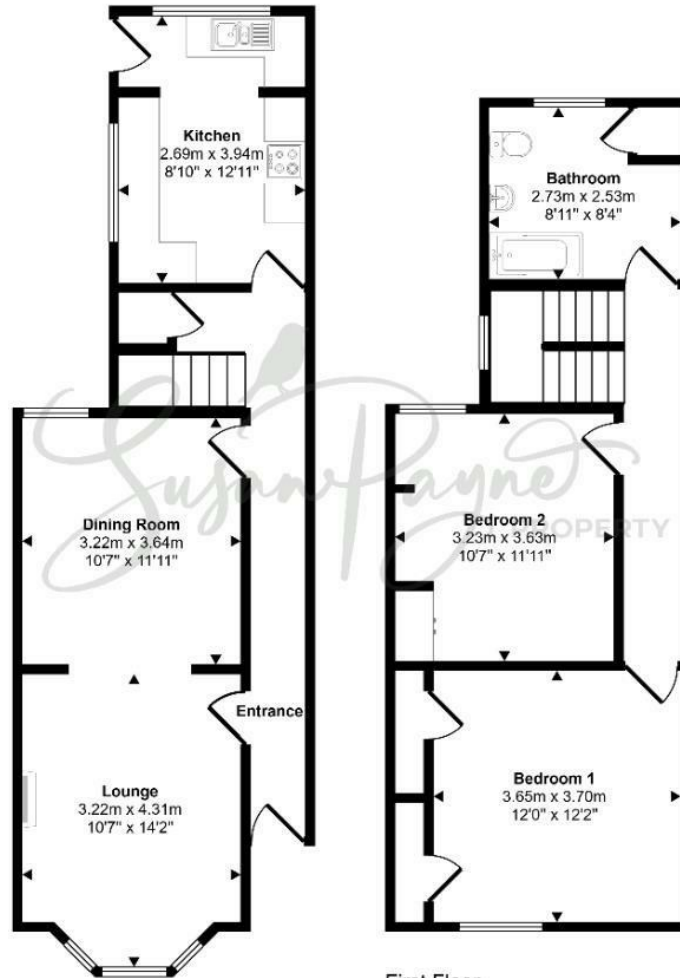
Tenure: Freehold

Council Tax Band: B (approx. £1,960.37 pa – Isle of Wight Council 2025/2026)

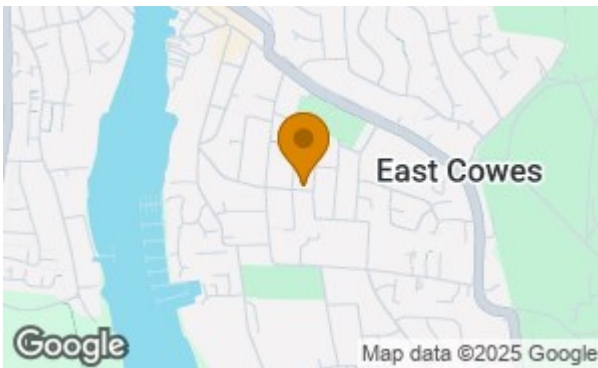
Services: Mains water, drainage, electricity, and gas



Approx Gross Internal Area
91 sq m / 982 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.