



**MARVINS**  
ESTATE AGENTS



## 93 HORSEBRIDGE HILL, NEWPORT, PO30 5TJ

**PRICE GUIDE £343,000**

Located in convenient Horsebridge Hill, Newport, this exquisite semi-detached converted chapel offers a unique living experience. Boasting 4 bedrooms (master with en-suite), plus a super Loft Room, this home is a true gem that exudes character and charm.

Conveniently situated near Cowes and Newport enjoying excellent transport links, this property provides the perfect blend of charm and accessibility. For nature enthusiasts, the proximity to Parkhurst Forest offers endless opportunities for outdoor adventures. The Island's main cycle path is close-by too.

With the added convenience of parking, this property seamlessly combines practicality with its historic charm. This property will suit a variety of purchases but will make a super family home. View now to avoid disappointment.

### COWES OFFICE

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## 93 HORSEBRIDGE HILL, NEWPORT, ISLE OF WIGHT PO30 5TJ

Front Entrance to Hall with stairs off. Cupboard.

### UTILITY ROOM

8'5" x 4'9" (2.57m x 1.45m)

Comprising a range of floor units. Single drainer stainless steel sink unit. Plumbing for washing machine. Cloakroom off.

### CLOAKROOM

with WC and radiator.

### KITCHEN/BREAKFAST ROOM

12'8" x 8'3" (3.86m x 2.51m)

The social heart of the home. The Kitchen is fitted with a range of dark wood wall and base units. Fitted electric cooker and gas hob. This room accommodates a useful breakfast/Dining area.

### LOUNGE

20'11" x 11'4" (6.38m x 3.45m)

Front and side aspect. Door to garden. Two radiators. Understairs cupboard.

### FIRST FLOOR

Stairs off to second floor.

### BATHROOM

White suite comprising bath with shower over, WC and pedestal hand basin.

### BEDROOM ONE

12'10" x 9'4" (3.91m x 2.84m)

Feature arch window to front and side. Radiator.

### EN-SUITE

Comprising corner shower cubicle, WC and pedestal hand basin. Radiator.

### BEDROOM TWO

12'10" x 8'6" (3.91m x 2.59m)

Front and side aspect via feature arch window. Built in cupboard.

### BEDROOM THREE

9'4" x 7'7" (2.84m x 2.31m)

Side aspect. Radiator. Cupboard.

### BEDROOM FOUR

8'6" x 7'8" (2.59m x 2.34m)

Side aspect. Cupboard.

### Second Floor

### LOFT ROOM

10'3" x 9'1" (3.12m x 2.77m)

Super loft style room with feature round window with coloured glass. Three velux skylight windows. Roof storage space.

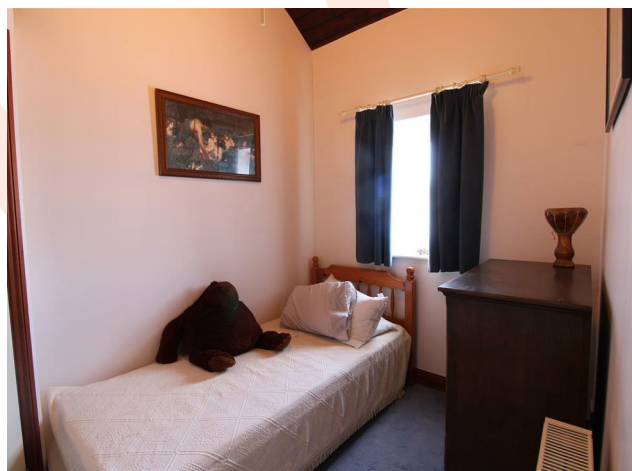
### OUTSIDE

There is a garden area to the side which is laid to lawn. Convenient parking for two vehicles is found to the front of the property.

### TENURE

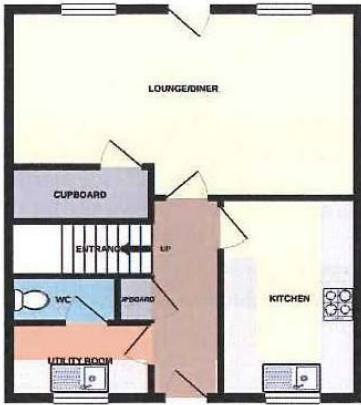
This property is Freehold.

Council Tax Band C

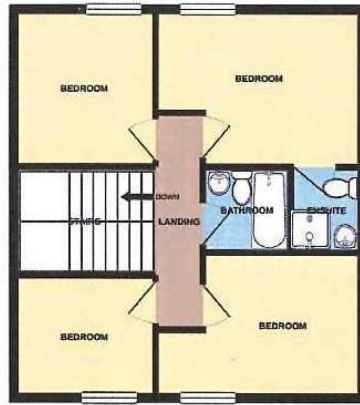




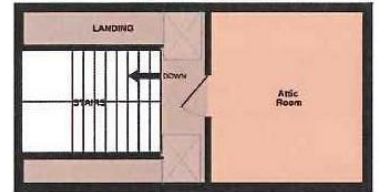
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	75	85
England & Wales <small>EU Directive 2002/91/EC</small>		

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 <small>EU Directive 2002/91/EC</small>		

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