



**MARVINS**  
ESTATE AGENTS



**62 CARISBROOKE ROAD, NEWPORT, PO30 1BW**  
**PRICE £450,000**

Nestled on the charming Alexandra Terrace on Carisbrooke Road in Newport, this splendid and elegant Victorian, Grade II listed town house offers a delightful blend of period features and modern living. With 4/5 generously sized bedrooms arranged over three floors, this property is perfect for families or those seeking extra space for guests or a home office. A courtyard garden to the rear is provided along with parking for two cars. As you step inside, you will be greeted by the character and charm that only a Victorian home can provide. The spacious social kitchen and breakfast/dining room create an inviting atmosphere, ideal for entertaining friends and family or enjoying quiet meals at home. One of the standout features of this property is its prime location. Just a short stroll away, you will find the vibrant town centre, offering a variety of shops, cafes, and amenities to cater to your everyday needs. The combination of a peaceful residential area and easy access to the hustle and bustle of town life makes this home truly special. In summary, this Victorian town house is an absolute must-see, combining spacious living with period charm in a convenient location. Whether you are looking to settle down with your family or seeking a stylish home with character, this property is sure to impress.

**COWES OFFICE**

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### ENTRANCE PORCH

Impressive Entrance Porch with a coloured stain glass door leading to the Reception hall.

### RECEPTION HALLWAY

With stairs to the First Floor.

### LOUNGE

14' x 11'3 (4.27m x 3.43m)

With an impressive Fireplace and high ceilings. Front aspect. This room is open-plan to the Dining Room. Radiator.

### DINING ROOM

14' x 11'3 (4.27m x 3.43m)

Impressive Fireplace. Rear aspect. Radiator.

### INNER HALL

With Cloakroom off along with a useful Boot Room.

### BREAKFAST ROOM

12'2 x 11'3 (3.71m x 3.44m)

The Breakfast room blends in to the Kitchen to create a super family space - the social heart of the home. Radiator.

### KITCHEN

12'4 x 11'10 (3.76m x 3.61m)

Open to include the Breakfast Room, the Kitchen is comprehensively fitted with a range of attractive units and corresponding wood tops. The Kitchen fits perfectly with the style and character of the property.. Access is provided to a secondary staircase leading to the first floor. Access also to the rear courtyard.

### LANDING

Stairs off to the second floor.

### SHOWER ROOM

Comprising Shower cubicle, Handbasin and WC

### BEDROOM 1

17'3 x 14'4 (5.26m x 4.37m )

Currently arranged as the Master Bedroom, this room could also be used as a Lounge, with it's double front aspect and balcony. Fireplace. Radiator.

### BEDROOM 2

14'0 x 11'3 (4.27m x 3.43m )

Rear aspect. Fireplace. Radiator.

### BEDROOM 3 / HOME OFFICE

12'2 x 11' (3.71m x 3.35m)

Currently arranged as a home office but equally be used as a bedroom. Door to:

### EN SUITE BATHROOM

Comprising suite including Bath, Hand basin and WC. Door to:

### UTILITY ROOM

With stairs down to the Kitchen on the ground floor.

2nd Floor Landing

### BEDROOM 4

17'3 x 14'1 (5.26m x 4.29m)

Double Front aspect. Fireplace. Radiator.

### BEDROOM 5

14' x 11'3 (4.27m x 3.43m)

Rear aspect. Fireplace. Radiator.

### OUTSIDE

Pleasant front garden laid to lawn. Gated access to the path leading to the front porch. There is a Courtyard garden to the rear as well as parking for two vehicles which is accessed from Alexandra Lane.

### TENURE

This property is Freehold. Council tax band E.

Total floor area 223 square metres.

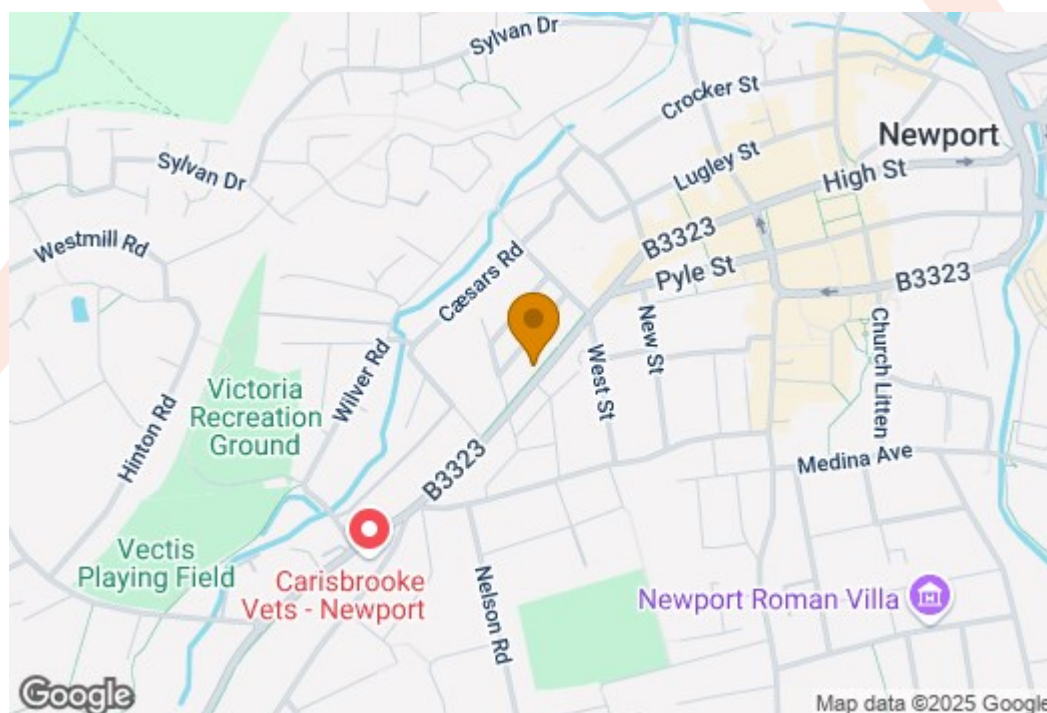












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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		
EU Directive 2002/91/EC		

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