



MARVINS
ESTATE AGENTS



FLAT 8 HIGGINSON HOUSE 20 NEWPORT ROAD, COWES, PO31 7GD

£175,000

Located very conveniently for Cowes town, this top floor apartment offers spacious and airy accommodation including a large entrance hall area which could lend itself as a additional office /study area. From the Lounge, Kitchen and Bedroom there are Solent views over Cowes.

There is lift access and stairway from all levels including the lower ground floor where there is allocated under croft parking and a secure store for bicycles etc. A great lock up and leave residence or full time home. Cowes offers a vibrant high street, access to Sailing Clubs and Marina facilities, also a High speed passenger ferry service to Southampton.

Ready to move in, and Chain free, call now to book an early appointment.

COWES OFFICE

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FLAT 8 HIGGINSON HOUSE 20 NEWPORT ROAD, COWES, ISLE OF WIGHT PO31

Security Entrance Door to:

COMMUNAL HALL

Stairs to upper floor and lower floor and lifts.

On the second floor Entrance Door to:

FLAT 8

With door to:

SPACIOUS ENTRANCE HALL/POSS STUDY/OFFICE SPACE

9'5" x 7'11" (2.87m x 2.41m)

Electric meter cupboard. Security entry phone control. Radiator.



LOUNGE

13' x 16'6" (3.96m x 5.03m)

Double aspect with window and velux window commanding Solent views over Cowes to the mainland shore. Radiator.



KITCHEN

6'7" x 9'6" (2.01m x 2.90m)

Velux window with Solent views. Range of modern floor cupboards with bevel edged worktops. Stainless steel sink unit with mixer tap over. Fitted electric oven with gas hob over and extractor filter canopy. Integrated fridge and freezer. Integrated washing machine. Radiator. Ferroli gas boiler.

BEDROOM

13'4" x 11'6" (4.06m x 3.51m)

Velux window with views to East Cowes and eastern Solent. Radiator. Built in shelved cupboard and wardrobe cupboard.



BATHROOM

Panelled bath with shower over. Pedestal wash basin. Low level WC. Radiator. Tiled walls surround. Radiator.

OUTSIDE

On the lower ground floor garden level there is an undercroft allocated parking space and secure bike storage. Outside dining area.

TENURE

This property is Leasehold with a share of the Freehold. Balance of 999 year lease from 1 July 2010 to 30 June 3009

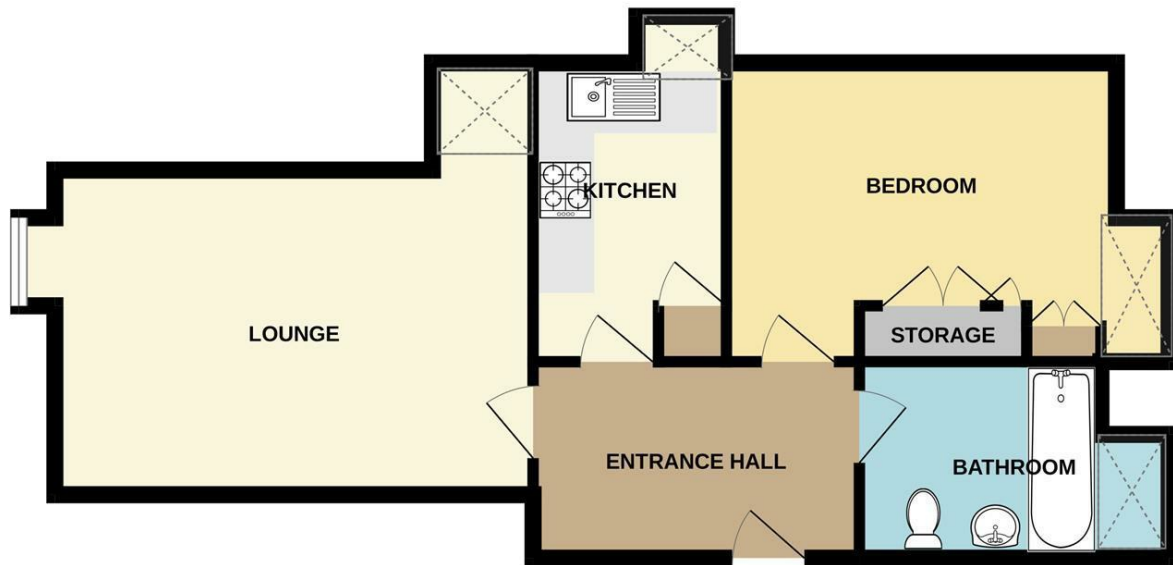
Service charge of £130 per calendar month including building insurance. No ground rent collected. No Holiday Letting.

Council tax band B

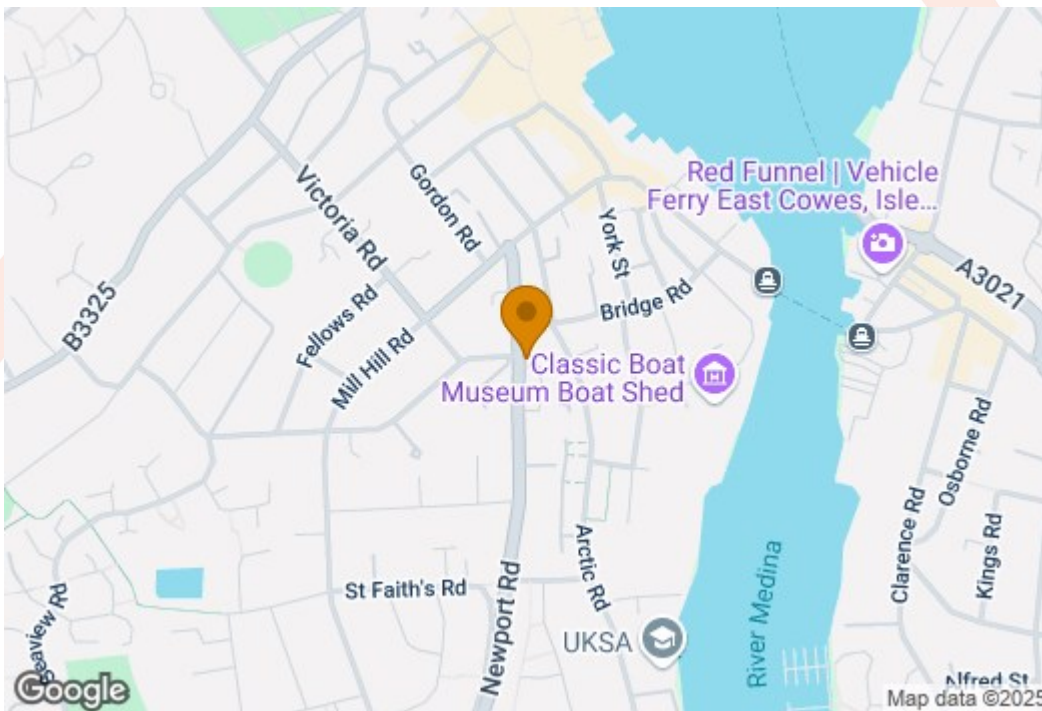




TOP FLOOR



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) A		
(81-91) B	80	80
(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		

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