



**MARVINS**  
ESTATE AGENTS



## 9 CLIFF ROAD, COWES, PO31 8BN £495,000

Discover this beautifully presented 3 bedroom town house offering breathtaking sea views and an abundance of natural light throughout. Ideally located within walking distance of Cowes town centre and prestigious sailing clubs, this property is perfect for those seeking coastal living combined with convenience. Designed with versatility in mind, the spacious accommodation provides flexibility for family living, entertaining, or a lock-up-and-leave holiday retreat. The property enjoys a lovely feel and welcoming environment, making it equally suitable as a permanent residence or a stylish second home. Enjoy the vibrant atmosphere of Cowes with its boutique shops, restaurants, and world-renowned sailing events — all right on your doorstep.

Contact us today to arrange a viewing and experience this exceptional home for yourself.

### COWES OFFICE

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## 9 CLIFF ROAD, COWES, PO31 8BN

Covered Porch to Reception Hall with wood flooring. Under stairs cupboard and stairs off.

### KITCHEN/DINER

14'5" x 9'10" (4.4 x 3.0)

Always the social heart of a home. Pleasant aspect over the rear garden. Sliding patio door for access to garden. Range of wood fronted Kitchen units. Tiled flooring. Gas cooker point. Cupboard. Radiator.

### LANDING

Stairs off.

### LOUNGE

14'9" x 12'5" (4.5 x 3.8)

Simply stunning Solent views from the Lounge. Sliding patio doors provide access the outside balcony - enjoy a glass of wine from here and enjoy the action on the Solent. Two radiators.

### LANDING

Open tread stairs off.

### SHOWER ROOM

Comprising shower cubicle, pedestal hand basin and WC.

### BEDROOM ONE

14'9" x 8'10" (4.5 x 2.7)

Double aspect over rear garden. Radiator. Built in cupboard.

### BEDROOM TWO

14'9" x 12'5" (4.5 x 3.8)

A versatile room which lends itself as a Bedroom or further living space. Stunning Solent views are enjoyed from this room.

### LANDING

Skylight window offering much natural light.

### BATHROOM

Suite comprising bath, WC and hand basin.

### BEDROOM 3

14'9" x 12'5" (4.5 x 3.8)

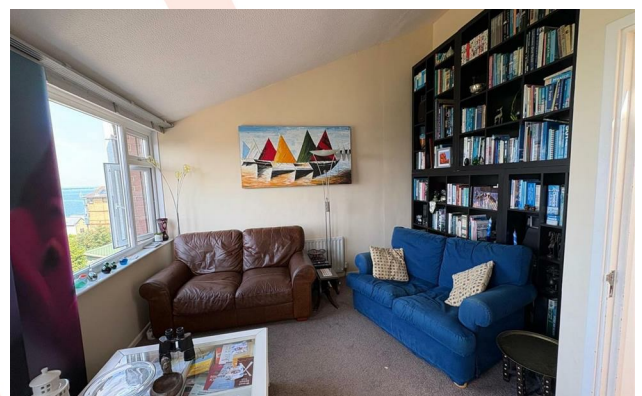
This room originally arranged as two bedrooms could revert back as there are two doors to the room along with two windows. Rear aspect.

### OUTSIDE

Driveway and hardstanding to the front. Integral Garage. Rear garden enclosed by trees and bushes and laid mainly to lawn. Small patio off the rear of the property. Southerly aspect.

### TENURE

This property is Freehold. Council tax band D.



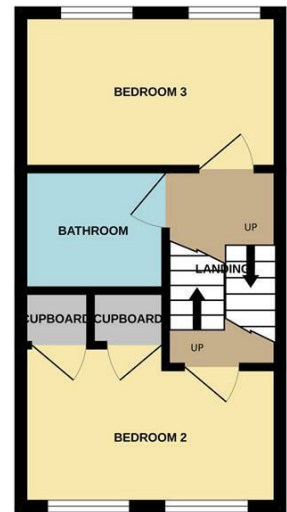
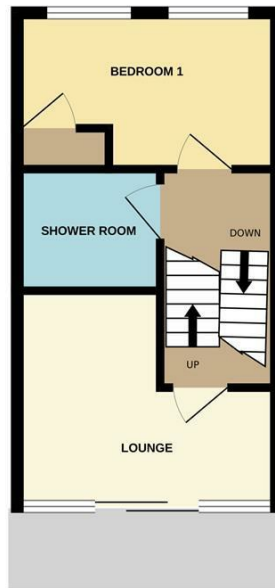
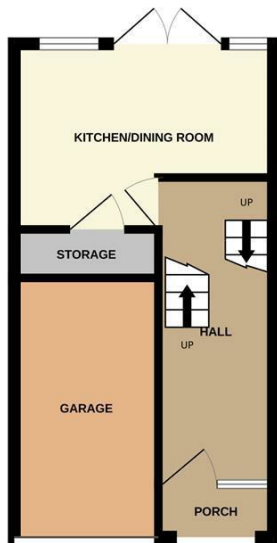




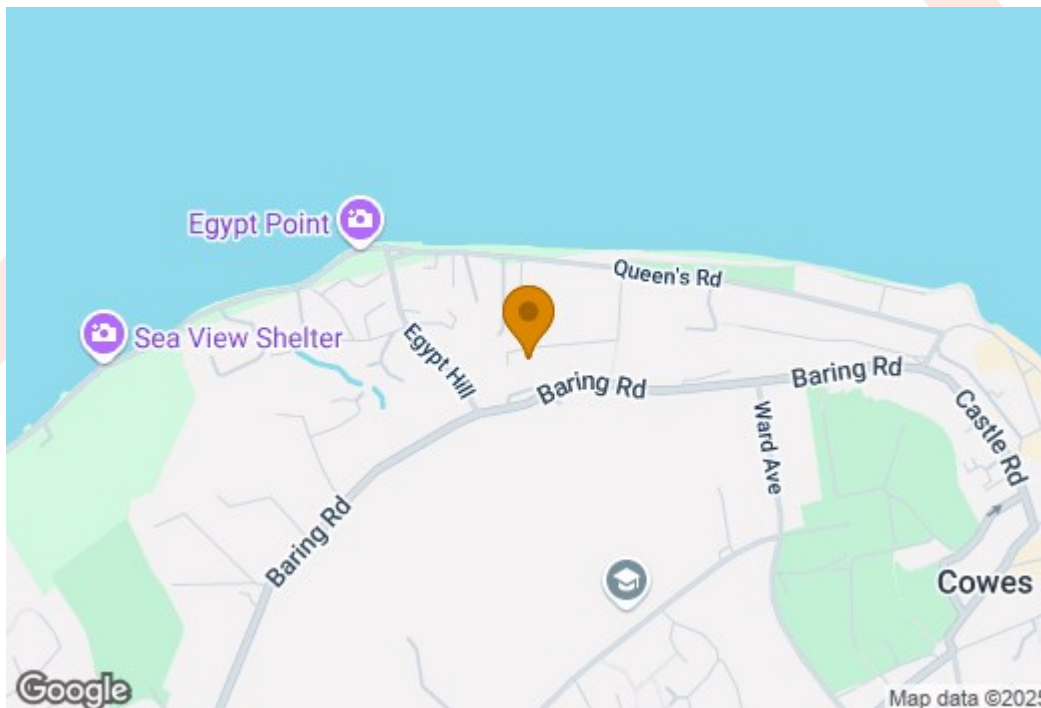








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>                          |         | <b>82</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 |         |                         |
|                                             |         | <b>64</b>               |
| England & Wales                             |         | 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 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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