



MARVINS
ESTATE AGENTS



33 BELLEVUE ROAD, COWES, PO31 7HJ

PRICE GUIDE £270,000

An Impressive Victorian Home with Huge Potential – Bellevue Road, Cowes

Set on the ever-popular Bellevue Road, this handsome Victorian house offers a rare opportunity to create a truly exceptional home. Arranged over three floors and full of period character, the property features five bedrooms, two reception rooms, and versatile accommodation that can easily be reconfigured to suit individual needs or modern family living.

While extensive improvement is required, some key works have already been completed in recent years, including electrical upgrades and the installation of central heating — giving buyers a solid head start. Beyond that, it's very much a blank canvas: a substantial and elegant home ready for someone with vision to restore, redesign, and make their own.

With its scale, charm, and sought-after location close to Cowes town and the waterfront, this is a rare chance to breathe new life into a classic Victorian property and create something truly special.

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Front Entrance Hall. Radiator. Stairs off.

LOUNGE

12'1" x 13'10" (3.68m x 4.22m)

Radiator. Front aspect. Original fireplace.

DINING ROOM

10'10" x 13'10" (3.30m x 4.22m)

Side aspect. Door to Kitchen.

KITCHEN

10'3" x 13'10" (3.12m x 4.22m)

A large room with provision but requires a complete installation. Radiator.

First Floor

BATHROOM

Bath, WC and hand basin.

BEDROOM ONE

12'1" x 13'10" (3.68m x 4.22m)

Front aspect. Radiator. Fireplace. Basin.

BEDROOM TWO

10'10" x 13'10" (3.30m x 4.22m)

Rear aspect. Radiator. Fireplace. Basin. Door to:

BEDROOM THREE

15'2" x 7'11" (4.62m x 2.41m)

This room lends itself to a variety of uses but its L Shaped configuration would open the opportunity to include an En-suite. Side aspect. Radiator.

Second Floor

BEDROOM FOUR

13'2" x 13'10" (4.01m x 4.22m)

Front aspect. Views over Cowes town. Radiator. Cupboard. Fireplace.

BEDROOM FIVE

13'5" x 13'10" max (4.09m x 4.22m max)

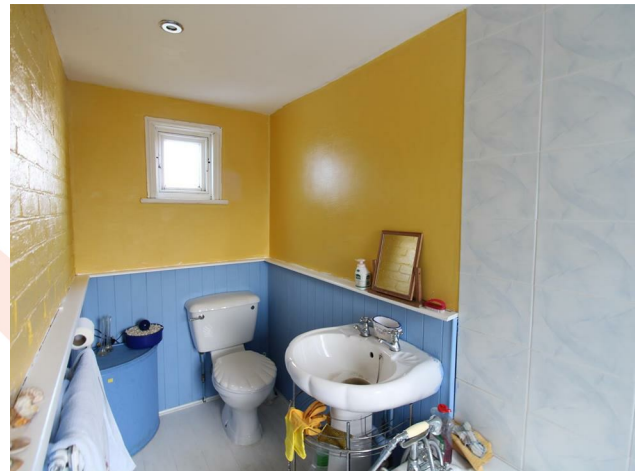
Rear aspect. Basin. Radiator.

OUTSIDE

Small courtyard to the rear. Parking to the front.

TENURE

This property is Freehold. Council tax band C.



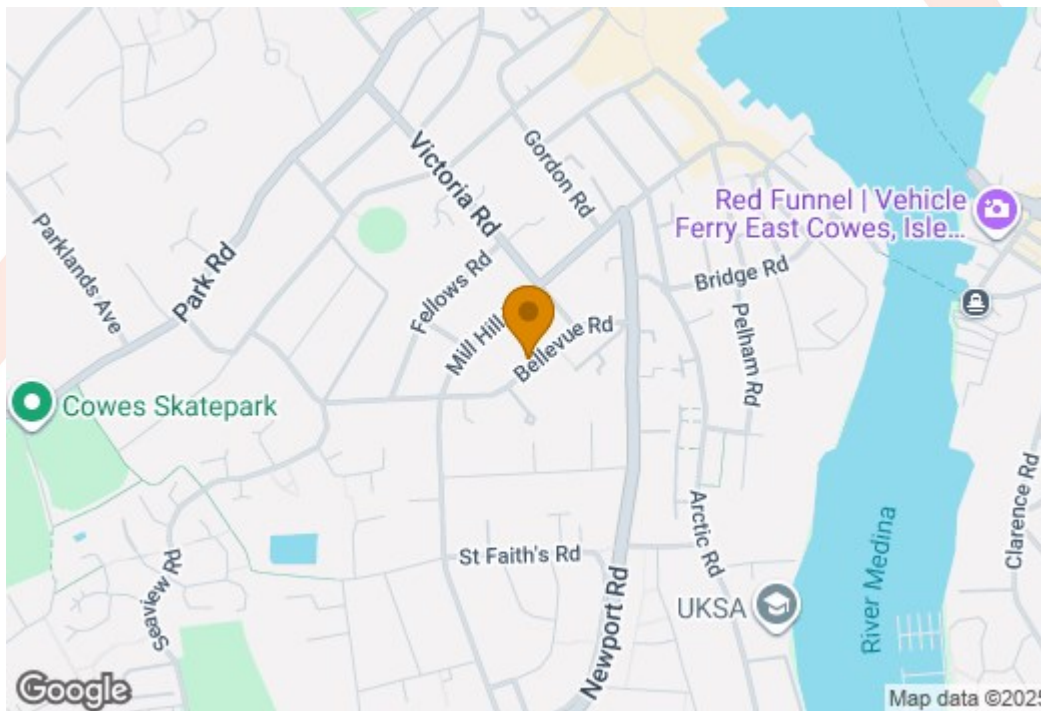
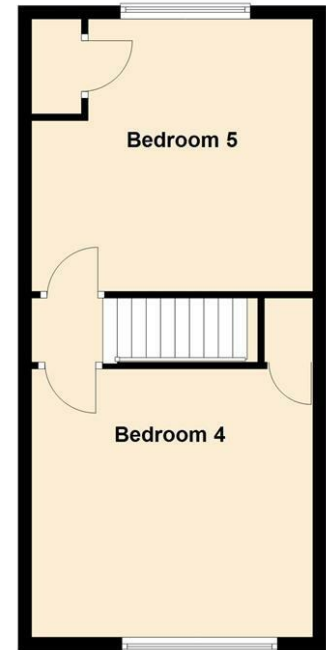
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (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 |

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