



**£285,000 Freehold**

**109 Old Road, East Cowes, Isle of Wight, PO32 6AU**



## Useful Information

## Book a Viewing

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

There is no substitute to seeing the real thing!  
To arrange a viewing contact one of our team on

www.environment-agency.gov.uk  
www.landregistry.gov.uk  
www.gov.uk/green-deal-energy-saving-measures  
www.homeoffice.gov.uk  
www.ukradon.org  
www.fensa.g.uk  
www.nesltd.co.uk  
www.englishheritage.org.uk

**01983 525710**

**triggiow.co.uk**

## CONTACT US

Ground Floor Trigg House Monks Brook  
St. Cross Business Park Newport  
Isle of Wight PO30 5WB

Tel: 01983 525710  
Email: sales@triggiow.co.uk

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>	70	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- 3 Bedroom Period Property
- Far reaching sea views, looking over Cowes Harbour
- Spacious Driveway and Sunny Rear Garden
- Beautifully Refurbished
- Charm, Character and Period Features



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigghomes in the particulars as being factually accurate. Trigghomes do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigghomes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Call 01983-525710 to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



# 109 Old Road, East Cowes, Isle Of Wight, PO32 6AU

Nestled in a highly sought-after position in East Cowes, this charming period home offers an abundance of character and kerb appeal, making a lasting first impression from the moment you arrive. The property benefits from a generous driveway, providing ample off-road parking, and is complemented by a beautifully maintained rear garden that is both private and enjoys a sunny aspect—perfect for relaxing or entertaining.

Stepping inside, the sense of character continues throughout. A welcoming porch leads into a spacious and inviting lounge, ideal for cosy evenings or hosting guests. To the rear, a well-proportioned kitchen/Diner provides a practical yet sociable space, blending everyday functionality with comfort.

Upstairs, the home offers three well-sized bedrooms, each thoughtfully arranged, which are suitably catered for by the family bathroom.

The location is a particular highlight, being within easy reach of the Red Funnel ferry links, making mainland travel straightforward. The charming East Cowes high street is nearby, offering a range of local shops and amenities. For those who enjoy the outdoors, the property is ideally positioned close to both scenic countryside and coastal walks, as well as the historic Osborne House and its stunning grounds.

Offered to the market chain-free, this delightful home presents an excellent opportunity as a permanent residence or a peaceful second home, combining period charm with a highly desirable and well-connected location.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold



GROUND FLOOR

1ST FLOOR



Made with Mergix C3026

## Accommodation

### GROUND FLOOR

- Front Porch 6'8 x 3'9
- Entrance Hall
- Lounge 12'9 x 13'
- Kitchen/Diner 12'1 x 10'7
- Bathroom
- Utility Room 9'7 x 2'9

### FIRST FLOOR

- Landing
- Bedroom 1 12'8 x 11'6
- Bedroom 2 12'2 x 8'
- Bedroom 3 8'6 x 8'2
- OUTSIDE**
- Parking
- Corner Plot Garden

