



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE



120, Newport Road

Cowes, Isle of Wight PO31 7PS



A characterful Victorian end terrace in Cowes, presenting an exciting opportunity to personalise, and complete with flowing living spaces, handcrafted mid-century interiors, and a garden with rear access, a patio and a shed.

- Three-bedroom end-of-terrace period home
- Flowing semi open-plan dining and living rooms
- Well maintained throughout with a recent new boiler
- Mature rear garden with patio and lawn
- Scope to update and personalise the style
- First time on the market since 1968
- Handcrafted mid-century style interiors
- Kitchen/breakfast room with a door to the garden
- Useful shed with power and pedestrian rear gate
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Set within a handsome row of Victorian workers' cottages, 120 Newport Road presents a rare opportunity to acquire a characterful three-bedroom end-of-terrace home in the heart of Cowes. Coming to the market for the first time since 1968, this much-loved home has been well maintained throughout and offers a fabulous blend of period charm, flowing accommodation and bespoke handcrafted interiors. The layout is sociable and practical, with a semi open-plan dining and living arrangement, a kitchen/breakfast room, three bedrooms and a ground floor bathroom, while a recent new boiler provides a valuable update. Offering immediate warmth and charm, together with exciting scope for personalisation, this is a wonderful home for those seeking coastal town living with character and potential.

Located on popular Newport Road, the property enjoys an enviable position within the heart of Cowes, a vibrant coastal town renowned for its sailing heritage, world-famous Cowes Week and its role as the starting point for the Round the Island Yacht Race. The home is conveniently placed for the town's wonderful Esplanade, boutique shops, independent restaurants, cafés and bars, as well as the high-speed Red Jet passenger service to Southampton. Across the Medina Estuary, East Cowes can be reached via the chain ferry, where the Red Funnel car ferry provides further mainland connections. Cowes also benefits from good public transport links, with Southern Vectis bus services connecting the town to Newport and the wider Island, making this a superb base for enjoying both coastal life and everyday convenience.

Welcome to 120 Newport Road

This charming Victorian frontage of the property is framed by a low boundary wall, gated approach and pretty planting, with green painted detailing, decorative gables and an arched entrance lending the property a distinctive period appeal. A pathway leads to the recessed front door, where climbing ivy, hanging baskets and established planting create a warm and characterful first impression, perfectly in keeping with this much-loved Cowes home.

Dining Room

The front door opens directly into a welcoming dining room, full of warmth and personality. A bay window draws in natural light from the front aspect, while wood flooring and handcrafted shelving create a characterful first impression. There is ample space for a dining table and chairs, and the room flows beautifully into the adjoining living room, making it ideal for relaxed everyday living and entertaining.

Living Room

Arranged in a semi open-plan style with the dining room, the living room continues the warm wood flooring and enjoys a comfortable, homely feel. A feature fireplace creates a natural focal point, while fitted shelving and carefully considered details reflect the property's interior style. This is a cosy yet sociable reception space, with a natural connection through the ground floor layout.

Kitchen/Breakfast Room

The kitchen/breakfast room is full of individuality, fitted with handcrafted cabinetry in a chic mid-century style, with blue and white cupboard fronts, warm timber-effect work surfaces and characterful cork wall finishes. There is space for appliances, a sink positioned beneath the side window, and built-in seating with a compact breakfast table. This practical kitchen also offers access towards the lobby and bathroom at the rear of the property and presents excellent scope for future updating while retaining its distinctive charm.

Bathroom

Located on the ground floor, the bathroom is accessed via a small lobby which has useful storage. Fitted with a pale yellow suite including a bath with shower attachment, a wash basin with vanity storage and a WC, the bathroom also features bespoke fitted cabinets. Finished with tiled walls and a frosted window for privacy, the room is functional and full of period personality, offering potential for future modernisation if desired.



First-Floor Landing

The turning staircase rises to a first-floor landing which connects the three bedrooms. A window brings in natural light, and the layout is straightforward and practical, reflecting the traditional proportions of this Victorian terrace.

Bedroom One

Bedroom one is a comfortable double room positioned to the front of the property. Built-in and fitted storage provides excellent practicality, while the soft neutral palette offers a calm and restful feel. This is a well-proportioned main bedroom with good natural light.

Bedroom Two

The second bedroom is another well-presented room, suitable as a double bedroom, guest room or generous home office. Fitted storage enhances the usability of the space, and the room continues the home's warm, well-maintained character.

Bedroom Three

Bedroom three is a versatile single bedroom, nursery or study, currently arranged with a built-in raised bed and a desk area to maximise the floor space. With its elevated position, there is an outlook over the rooftops of Cowes, and with practical proportions, it offers useful flexibility for family living or home working.

Outside

To the rear, the property enjoys a mature garden arranged with a paved patio, lawn, established planting and attractive flowering borders. The patio provides a lovely setting for outdoor dining, while the lawn and planting create a private, colourful garden atmosphere. A useful shed with power offers valuable storage or hobby space, and a pedestrian rear gate provides convenient access.

In Summary

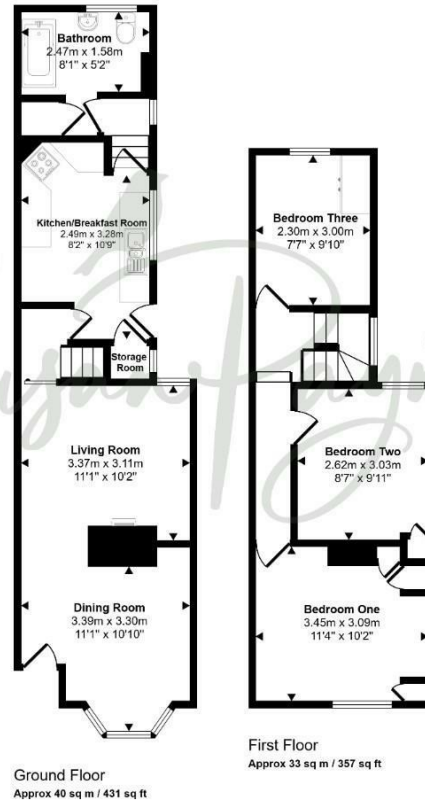
120 Newport Road is a charming and well-maintained period home, available chain free and ready to move into, offering three bedrooms, a mature rear garden and wonderfully characterful interiors with a bespoke, handcrafted feel. First time on the market since 1968, this is an exciting opportunity to acquire a much-loved Cowes home with comfortable accommodation, a recent new boiler and excellent scope to personalise over time. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

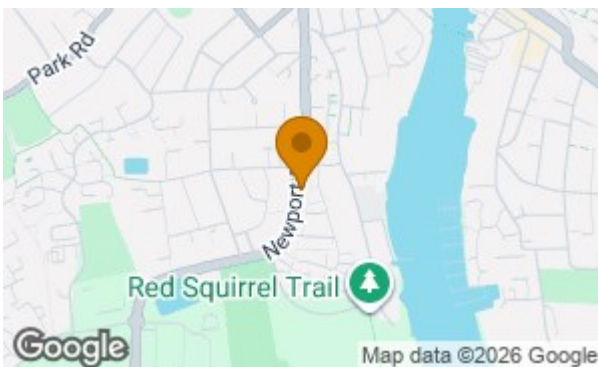
Tenure: Freehold | Council Tax Band: B (Approx £1994.51 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
73 sq m / 788 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.