



12, Clarence Road

East Cowes, Isle of Wight PO32 6EP



A versatile freehold property in historic East Cowes, currently arranged as a one-bedroom ground-floor home and a three-bedroom duplex on the upper two floors, complete with courtyard garden and rear access.

- Freehold property offered for sale as one title
- One-bedroom ground-floor accommodation
- Separate meters and separate council tax arrangements
- Generous room sizes and neutral décor throughout
- Enclosed courtyard garden with rear pedestrian access
- Currently arranged as two self-contained homes
- Three-bedroom first and second-floor duplex
- Shared entrance hall from Clarence Road
- Two bathrooms within the duplex accommodation
- Central East Cowes setting close to shops and ferry links

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

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Presenting an exciting and highly versatile opportunity in the heart of East Cowes, 12 Clarence Road is a substantial freehold period property currently arranged as two separate homes: a one-bedroom ground-floor residence, known as 12, and a spacious three-bedroom duplex, known as 12A. The property offers an appealing layout for those seeking multi-generational accommodation, investment potential, or a flexible town-centre home, subject to any necessary permissions or consents for a buyer's intended use. Conveniently positioned on one of East Cowes' most historic commercial streets, the property combines generous proportions, neutral interiors, separate services, and a private courtyard garden to the rear, creating a rare and adaptable purchase in a wonderfully convenient location.

12 Clarence Road is situated in a convenient central position within popular East Cowes, just moments from the town's range of amenities including a Waitrose supermarket, local shops, eateries, a medical centre and everyday services. The area has a rich Victorian heritage, having developed rapidly with the influence of Osborne House, Queen Victoria's Island residence, as well as East Cowes' long-standing maritime and industrial connections. Clarence Road itself formed part of the town's historic commercial heart, once home to artisan shops, grocers and local trades serving residents and visiting gentry. The nearby chain ferry provides a regular connection to West Cowes, with its boutique shopping, marina lifestyle and high-speed passenger ferry service to Southampton, while Southern Vectis routes provide links to Ryde, Newport and the wider Island.

Welcome to 12 Clarence Road

Welcome to 12 Clarence Road, an attractive period building set within a handsome terrace in the heart of East Cowes. From the street, a smart green entrance door opens into a shared hall, where internal doors lead independently to the ground-floor accommodation and to the duplex.

Ground Floor Unit

Sitting Room

Positioned to the front of the ground-floor accommodation, the sitting room is a well-proportioned reception space with a broad front-facing window, neutral decoration and grey carpeting. There is ample room for relaxed seating, and the layout flows naturally through to the inner hall and bedroom beyond.

Inner Hall

The inner hall connects the principal ground-floor rooms and gives access to the bedroom, bathroom and kitchen. With tiled flooring and a practical arrangement, it helps provide useful separation between the living, bedroom and service areas.

Bedroom

The ground-floor bedroom is a generous double room with neutral tones, a window looking over the garden and space for freestanding furniture.

Bathroom

The bathroom is fitted with a bath and shower screen, pedestal basin and W.C., with tiled flooring and light, neutral finishes.

Kitchen

Set to the rear, the kitchen includes a range of cream units, worktop space, integrated oven and hob, sink, wall-mounted boiler and space for laundry appliances. A door opens directly to the rear courtyard, making this a practical everyday space with easy access outside.

Courtyard Garden

The enclosed rear courtyard is a notable feature, providing a low-maintenance outside area with space for seating and potted planting. A period brick structure, understood to be a former air raid shelter, adds character and useful storage potential, while a rear gate provides pedestrian access connecting to Ferry Road.



Duplex Unit (First and Second Floor)

Entrance/Stairs/Landing

The duplex is accessed via its own door and staircase from the shared entrance hall, rising to a split-level arrangement over the first and second floors. The interiors are presented with fresh white walls, grey carpeting and a neutral finish, creating a clean and adaptable backdrop.

Sitting Room

Occupying the front of the first floor, the sitting room is a particularly grand and impressive space, enjoying tall windows, excellent proportions and a bright, airy feel. Glazed French doors connect directly with the kitchen/diner, allowing the rooms to work beautifully together for everyday living or entertaining.

Kitchen/Diner

The kitchen/diner provides a generous social space with room for a dining table. The kitchen includes cream units, wooden flooring, integrated oven and hob, sink, wall-mounted boiler and a broad rear-facing window with rooftop views.

Bedroom Two

Also on the first floor, bedroom two is a good-sized double room with a rear-facing window, neutral decoration and easy access to the adjacent shower room, making it ideal as a principal guest room, older child's bedroom or home working space.

Shower Room

Perfectly located to serve the first floor, the shower room includes a shower enclosure, W.C. and wash basin set within a vanity unit, finished in a simple neutral style.

Second-Floor Landing

A turning staircase rises to the second floor, where a landing leads to two additional bedrooms and the bathroom. This upper level feels nicely separated from the main living area, offering a quieter bedroom floor.

Bedroom One

Bedroom one is a substantial double room positioned on the second floor, with excellent floor space and a bright outlook. Its generous proportions allow for a large bed and additional furniture, while the proximity to the bathroom creates a comfortable top-floor suite feel.

Bedroom Three

Bedroom three is another well-proportioned room on the second floor, offering flexibility as a bedroom, nursery, dressing room or study, depending on requirements.

Bathroom

The second-floor bathroom is fitted with a bath and shower screen, pedestal basin and W.C., with tiled surrounds and a practical layout serving the upper bedrooms.

In Summary

With its central East Cowes location, historic setting, generous accommodation and flexible current arrangement, 12 Clarence Road represents a rare opportunity to acquire a substantial freehold property with multiple possibilities. Whether retained in its current configuration, adapted for multi-generational living, or explored for future use subject to any necessary permissions, this is a highly adaptable home with excellent town-centre convenience, a private courtyard garden and superb access to ferry and transport links. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

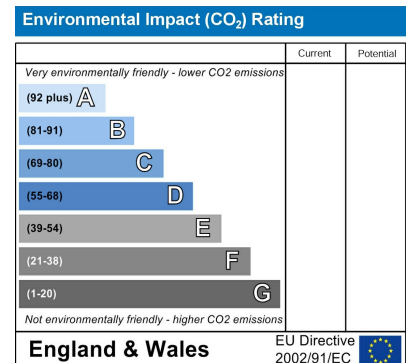
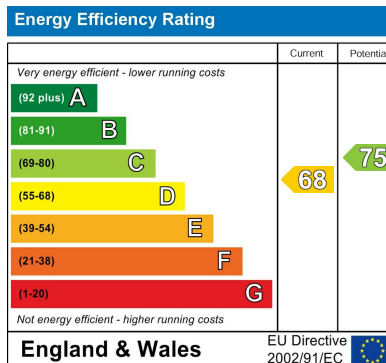
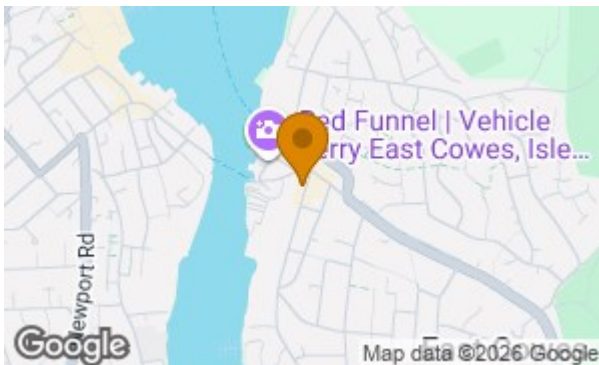
Tenure: Freehold | Council Tax Band: TBC | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
166 sq m / 1783 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.



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