



# 75, Upper Yarborough Road

East Cowes, Isle of Wight PO32 6EE



£200,000  
FREEHOLD



Beautifully maintained two-bedroom terraced home with private rear garden and allocated parking, offering light-filled accommodation in a highly convenient East Cowes location.

- Modern mid-terrace property
- Recently updated family bathroom
- Private, enclosed rear garden with a shed
- Gas central heating and double glazing
- Mainland travel links and island-wide bus links nearby
- Two well-proportioned double bedrooms
- Open-plan living and dining arrangement
- Allocated off-road parking space
- Convenient for local amenities and beaches
- Ideal property for a first time buy

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

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Beautifully maintained and thoughtfully arranged, this charming two-bedroom terraced home offers well-balanced accommodation ideally suited to first-time buyers, downsizers, or those seeking a low-maintenance investment. The property has been transformed by the current owners and now offers modern finishes and an open plan layout. The naturally light interiors comprise an entrance porch leading into the open plan living, dining, and kitchen space, plus a doorway opens to the rear hall. The stairwell leads up to the first-floor landing leading to two bedrooms and a family bathroom. Outside is a garden which is mostly laid to lawn and offers a large shed and a gate to the rear passage leading to the allocated parking area.

Home to Queen Victoria's magnificent former residence, Osborne House, 75 Upper Yarborough Road is situated in a quiet residential area of East Cowes within walking distance to many enviable amenities including a Waitrose supermarket, convenience store, medical centre, plus a range of shops and restaurants. The quiet shingle and sand beach in East Cowes is ideal for family days out and enjoys fantastic views across the Solent and out towards Cowes marina. The impressive esplanade boasts an adventure playground, paddling pool, cafe and has a wooded area behind, perfect for leisurely walks. The Castle Copse Nature Reserve and Jubilee Recreation Ground are situated moments from Upper Yarborough Road and the Red Funnel car ferry service to Southampton is also just a short walk away. This super-convenient, central location is ideal for exploring all of the delights the Island has to offer and is served by Southern Vectis bus route 4, linking the town with Ryde, and bus route 5, linking with the County town of Newport where a wide range of amenities can be enjoyed. These include an extensive variety of shops, vibrant bars and restaurants, a multiplex cinema and community theatres.

### **Welcome to 75 Upper Yarborough Road**

Positioned within a neatly arranged terrace, the property offers an inviting first impression. A pathway leads through a lovely front garden to the entrance porch.

### **Porch**

With a window to the front aspect, this porch offers a handy space to store coats and shoes.

### **Open Plan Living Space**

Filled with natural light from a window to the front aspect, the living room offers comfortable proportions for both relaxation and entertaining. Neutral finishes and warm flooring create an inviting atmosphere, while useful under-stair storage enhances practicality. The space flows seamlessly towards the kitchen at the rear, maintaining a sociable and connected feel throughout the ground floor.

The kitchen space is thoughtfully arranged with a range of fitted cabinetry with ample worktop space and undercounter space for appliances, including a dishwasher, washing machine, and an electric oven. There is room for everyday dining, creating a practical and welcoming setting for daily routines.

### **Rear Hall**

A glazed door provides direct access to the garden, plus access to the first-floor landing.

### **First Floor Landing**

Continuing the carpet from the stairs, the landing provides access to the first floor accommodation.

### **Bedroom One**

Positioned to the rear of the property, this double bedroom enjoys a pleasant outlook over the garden and offers space for furniture.

### **Bedroom Two**

The second bedroom is also a double bedroom and benefits from a window to the front aspect, which fills the room with natural light.



### **Family Bathroom**

Recently updated, this family bathroom comprises a bath and shower over, a hand basin and WC. The space is finished with a large heated towel rail and an extractor fan.

### **Garden**

The rear garden provides a private and manageable outdoor retreat, predominantly laid to lawn and enclosed by fencing. A useful storage shed sits at the far end, and rear access leads directly to the residents' parking area.

### **Parking**

Allocated off-road parking is provided within the private residents' car park. There is also one allocated visitor parking space available.

Offering beautifully maintained interiors, practical outdoor space, and the benefit of allocated parking, this well-balanced home presents an excellent opportunity within a highly convenient part of East Cowes. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

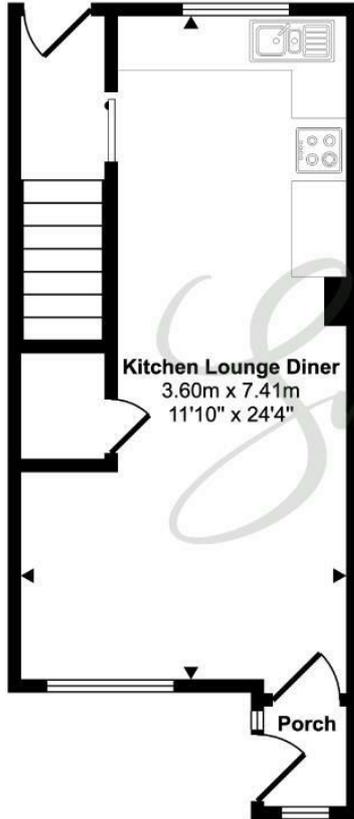
Tenure: Freehold

Council Tax Band: B (approx. 1960.37 pa – Isle of Wight Council 2025/2026)

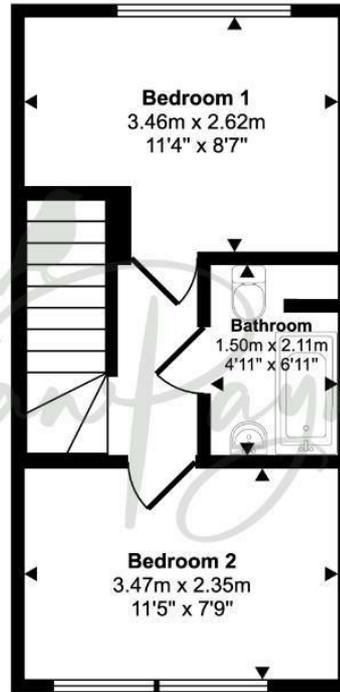
Services: Mains water, gas, electricity, and drainage



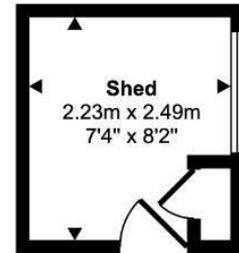
**Approx Gross Internal Area  
60 sq m / 642 sq ft**



**Ground Floor**  
Approx 28 sq m / 304 sq ft

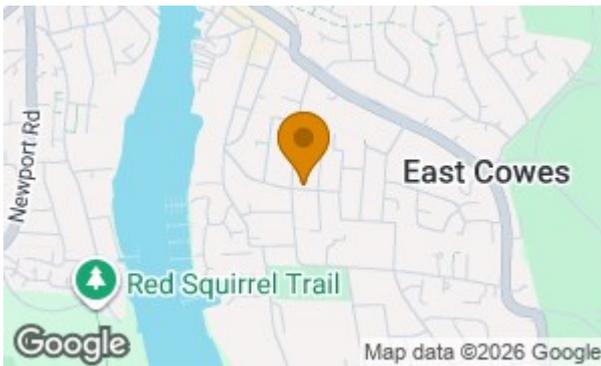


**First Floor**  
Approx 26 sq m / 278 sq ft



**Shed**  
Approx 6 sq m / 60 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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		75	80

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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