

Newport, Isle Of Wight



- **Spacious Ground-Floor Flat**
- **Large and Bright Living Room**
- **Private Rear Garden With Peaceful Setting**
- **Walking Distance to Newport Town Centre and Transport Links**
- **Chain Free**



About the property

Situated in the heart of Newport, this ground floor, chain free flat offers spacious and convenient living just a short walk from the High Street, with excellent transport connections including the Southern Vectis bus network. Ideally located close to local schools, shops, and green spaces such as Victoria Recreation Ground, the property is perfectly suited for those seeking both convenience and leisure on their doorstep.

Upon entering the property, you are welcomed via a practical entrance porch which leads into an impressively large living room, providing a bright and comfortable central living space. From here, access is provided to the kitchen, along with useful built-in storage cupboards. An inner hallway then leads through to the bathroom and a generous double bedroom, which enjoys views over the private rear garden.

The garden itself is surprisingly peaceful for a property so close to the town centre, offering a lovely blank canvas for a new owner to make their own and unwind in.

This charming home would make an ideal first-time purchase, investment opportunity, or low-maintenance retreat in a highly convenient central location.

Local Authority - Isle of Wight Council
Council Tax Band - A
Tenure - Leasehold

Accommodation

GROUND FLOOR

Entrance Porch

Living Room 22'1 x 9'6

Kitchen 11' x 7'4

Inner Hallway

Bathroom

Bedroom 11'10 x 8'6

OUTSIDE

Rear Garden

Useful Information

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.

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.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		