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wright
estate agency



£399,995

28, Heron Square, Newport, Isle of Wight, PO30 2EG





Set in the picturesque Heron Square, Newport, this exquisite three/ four bedroom marina town house offers a unique blend of modern living and natural beauty. With automated entrance gates ensuring privacy and security, this waterside property is a true gem in an Area of Outstanding Natural Beauty.

The house boasts stunning countryside and river views, providing a serene backdrop for everyday life. Imagine enjoying your morning coffee or evening glass of wine on one of the two balconies, where you can soak in the tranquil surroundings. The communal gardens further enhance the outdoor experience, offering a lovely space for relaxation and socialising with neighbours.

This sought-after location not only provides a peaceful retreat but also includes a residents parking area, ensuring convenience for you and your guests. Additionally, the property comes with a 10-metre mooring, perfect for those who enjoy boating or simply wish to embrace the waterfront lifestyle.

Whether you are looking for a family home or a weekend getaway, this marina town house is a splendid choice. With its spacious layout and breathtaking views, it promises a lifestyle of comfort and elegance. Do not miss the opportunity to make this remarkable property your own.

The home is a 10 minute drive from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. Slightly further is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

To arrange an internal viewing of this fabulous home please call The Wright Estate Agency on 01983 281010.



Hallway

Cloakroom wc 3'10" x 5'7"

Bedroom 4/ Study 10'5" x 8'2"

Kitchen/ Diner 15'6" x 12'11"

First Floor Landing

Lounge 15'6" x 13'0"

Bedroom 3 13'11" x 9'8"

Bathroom 7'8" x 4'9"

Second Floor Landing

Bedroom 1 15'6" x 15'5"

En-suite 8'10" x 8'1"

Bedroom 2 11'9" x 9'4"

Outside

Situated within the private marina - the property has a 10 Metre mooring complete with access to the locked harbour making it safe and secure. Local amenities include Chandlery, boat builders and large hoist. The property also has two balconies to fully enjoy the waterside setting.

Parking

Located close to Heron Square is a gravelled driveway allowing off road parking for Heron Square residents.

Council Tax

BAND E

Additional Information

Island Harbour Residents Association - £1100 per annum
Island Harbour Hammerhead Company - £1550 per annum

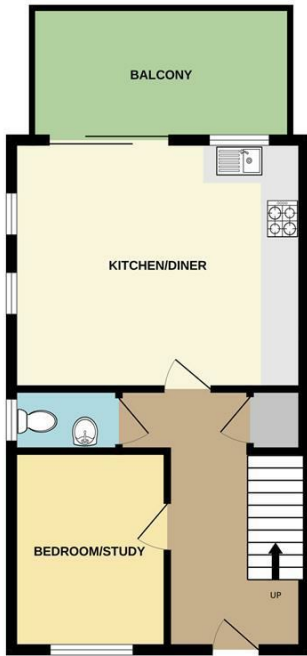
Services

Unconfirmed gas, electric, telephone, mains water and drainage.

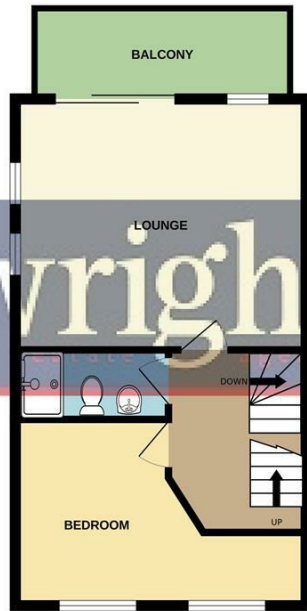
Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

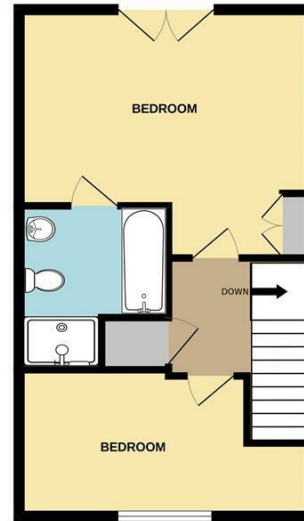
GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(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



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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