



- Spacious Ground Floor Flat
- Gated Driveway
- Close to Local Amenities

- 2 Double Bedrooms
- Private Garden
- Some Modernisation Required

- Large Lounge & Separate Kitchen/Diner
- CHAIN FREE
- Viewings Welcome

Ground Floor Flat, Newport House The Mall, Brading, PO36 0BZ

£169,950

This spacious ground floor flat forms part of a converted building, close to the centre of Brading, within easy walking distance of local shops, bus stops, and the train station with direct ferry connections to the mainland.

The generously proportioned accommodation would benefit from some modernisation and comprises a large lounge, separate kitchen/diner, 2 double bedrooms, and a shower room. Additionally, the property benefits from a private entrance, gated driveway parking, and an enclosed rear garden.

The convenient location, spacious ground floor accommodation, and private garden makes this an ideal home for anyone wanting to enjoy a quieter pace of life within easy reach of Brading's many local amenities. A viewing is recommended to fully appreciate everything this CHAIN FREE property has to offer!



Accommodation

Entrance Hall

Lounge

15'3 x 14'6 (4.65m x 4.42m)

Kitchen/Diner

14'5 x 8'6 (4.39m x 2.59m)

Bedroom 1

13'10 x 11'10 (4.22m x 3.61m)

Bedroom 2

11'10 max x 9'9 plus recess (3.61m max x 2.97m plus recess)

Shower Room

6'9 x 5'7 (2.06m x 1.70m)

Outside

To the front of the property gated access leads to the driveway parking and private entrance to the property. Gated side access leads to the enclosed rear garden, which is laid mainly to lawn and enjoys a good degree of privacy and seclusion.



Services

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

Council Tax

Band B - Please contact The Isle of Wight Council on 01983 823901.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

Viewing: Date Time