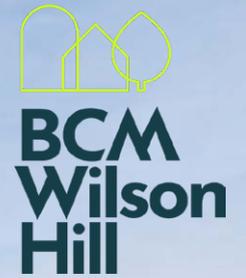


52A CASTLE ROAD

Newport, Isle of Wight, PO30 1DP





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

52A CASTLE ROAD

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A spacious and versatile three/four-bedroom detached chalet bungalow, set within approximately 0.16 acres of beautifully landscaped gardens, with generous parking, a double garage, workshop and greenhouse.

52a Castle Road

Ground Floor

Porch | Entrance Hall | Kitchen Breakfast Room | Lounge | Sunroom | Dining Room/ Bedroom 4 | Double Bedroom 3 | En-Suite/ Family Bathroom
| Rear Lobby | W/C

1503 sq. Ft / 139.6 sq. m

First Floor

Master bedroom 1 | Double bedroom 2 | Family bathroom with shower | Eaves storage | Landing

604sq.ft / 56.1 sq. m

Gardens, Grounds and Outbuildings

Landscaped gardens front and rear | Patio
| Attached Double garage and Workshop/Utility | Greenhouse | Parking

(Garage - 5.6m x 4.8m)

Guide Price - £535,000

SITUATION

52a Castle Road occupies a superb position on the edge of Carisbrooke, just moments from one of the Isle of Wight's most iconic historic sites, Carisbrooke Castle. This unique landmark provides a stunning backdrop to local walks and offers a sense of heritage and character rarely found so close to residential areas.

The property is located tucked away in a quiet street of attractive houses yet within easy reach of Newport's bustling town centre where independent shops, national retailers, cafés, pubs, restaurants and services can all be found centred around the River Medina.

The property's position between Carisbrooke and Newport ensures convenient access to local schooling, transport routes to all areas of the Island, footpaths, and everyday amenities.

DESCRIPTION

52a Castle Road is a well proportioned three/four bedroom detached chalet bungalow set within approximately 0.16 acres. The property offers versatile accommodation across two floors, including up to four bedrooms, a delightful sunroom, generous reception rooms and a modern and stylish large kitchen breakfast room. Upstairs there are two generous double bedrooms and a family bathroom.

Externally, the beautifully designed and landscaped gardens have been created for all to enjoy whether inside or outside. A patio next to the house at the rear and a circular paved area in the centre provides the perfect spot for alfresco dining. At the front of the property there is ample parking for two cars, in addition to two spaces in the garage.

The property benefits from a double garage with an electric up and over door, a workshop with utility area and a large greenhouse. There is external lighting over the garden at the rear and an existing electric connection provides an opportunity for a pond or water feature.

GROUND FLOOR

Porch

A sheltered entrance area offering space for coats and walking boots.

Entrance Hall

A welcoming central hallway providing access to all ground floor rooms and carpeted staircase leading to first floor. Eaves storage cupboard with light between ground and first floors.





Kitchen Breakfast Room

A large kitchen with good storage provided by red, black and white laminated floor and wall units, ideally located for serving both reception rooms and the sunroom. Bay window overlooking front garden. Access to rear lobby with W/C and part glazed back door to rear garden.

Lounge

A bright and spacious dual aspect lounge with sliding glazed doors to the sunroom. Gas fireplace with 1960's original tile surround. Bay window facing west.

Sunroom

A charming triple aspect light-filled room allowing enjoyment of the garden. Direct access to the rear garden via glazed French windows.

Double En-suite Bedroom 3

A generous double bedroom with en-suite/ family bathroom.

Ensuite/ family bathroom

With shower over bath, sink unit and W/C.

Dining Room / Bedroom 4

A flexible space suitable as a dining Room, double bedroom or office. Bay window overlooking the front garden.

Rear Lobby

With access to W/C and part-glazed back door to rear garden.

FIRST FLOOR

Landing

Carpeted and leading to all first floor rooms. Eaves storage cupboard.

Master Bedroom 1

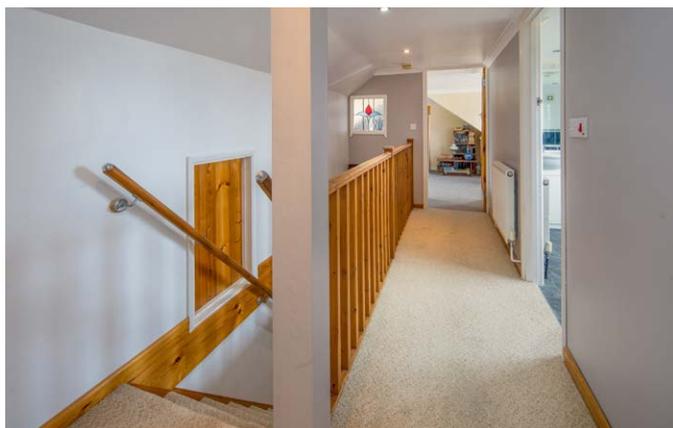
A spacious dual aspect master bedroom with views over the front and rear gardens. Built-in wardrobe.

Double Bedroom 2

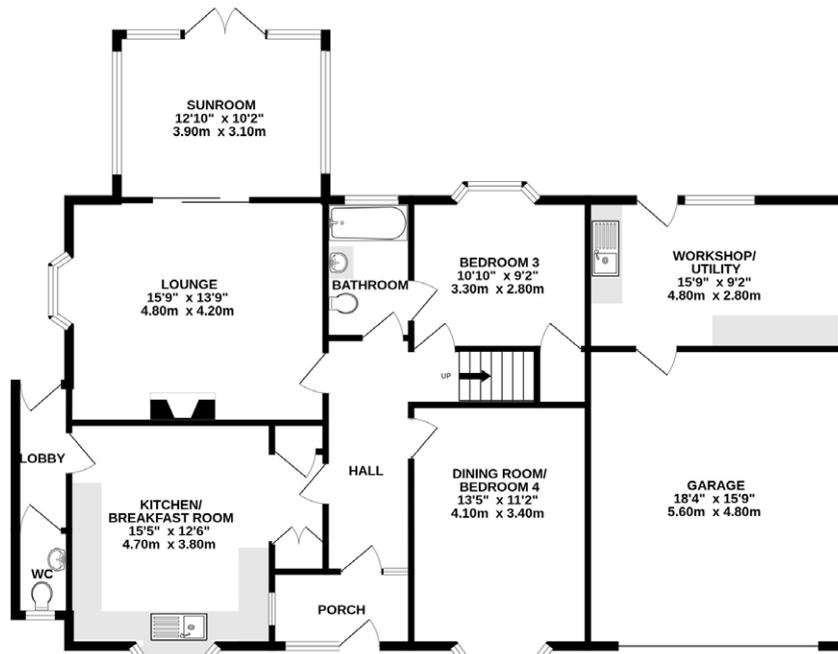
Dual aspect double bedroom overlooking front and rear gardens. Eaves storage, boarded and with electric supply.

Family Bathroom

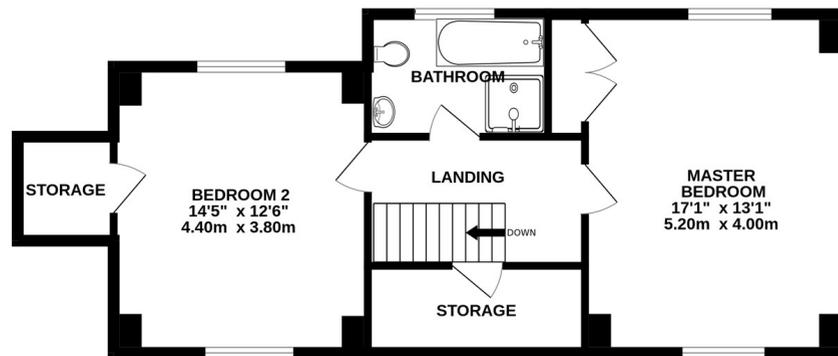
A large family bathroom with bath and separate shower.



GROUND FLOOR



1ST FLOOR



NOT TO SCALE

GARDENS, GROUNDS AND OUTBUILDINGS

The front garden is landscaped and benefits from its south easterly aspect, whilst the rear garden offers a private, enclosed space within wood fencing and a brick wall. This garden is created to provide both areas of lawn mixed with beautifully maintained beds featuring stunning magnolias, camellias, cherry trees and acers. A section of garden to one side is devoted to growing vegetables.

The property includes a double garage with electric doors and concrete floor, an adjoining workshop with windows overlooking the rear garden and a door to the outside, and a large greenhouse fit for a keen gardener.

A driveway leads directly off Castle Road onto hard standing which provides ample parking space for two cars and direct access into the garage.

There is pedestrian access from front to rear of the property via a path alongside the garage, gated at both ends.



GENERAL REMARKS

METHOD OF SALE

52a Castle Road is offered for sale by private treaty.

TENURE

Freehold.

RIGHTS OF WAY

There are no public or private rights of way across property.

Council Tax

D

EPC

C

ACCESS

The property is accessed off Castle Road.

SERVICES

The house is connected to mains gas, water, drainage, and electricity.

Gas central heating throughout, with electric panel heaters in the master bedroom.

BROADBAND

Fibre Connection available. Up to 1800 Mbps download and 900 Mbps upload.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO30 1DP

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

VIEWINGS

Viewings strictly by appointment with BCMWH Isle of Wight.

FIXTURES AND FITTINGS

BCMWH will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

WHAT3WORDS –

///stuns.beauty.closets

SELLING AGENT

BCM Wilson Hill, Isle of Wight, Red barn, Cheeks Farm, Merstone Lane, Isle of Wight,
PO30 3DE
iow@bcmwilsonhill.co.uk Tel: 01983 828805



Isle of Wight

01983 828 800

iow@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

