



22B, Castle Road

Newport, Isle of Wight PO30 1DS



A modern three-bedroom semi-detached home in a popular Newport location, offering driveway parking, a good-size sitting room, open plan kitchen/diner and low-maintenance rear garden.

- Modern three-bedroom semi-detached house
- Generous block-paved driveway providing plenty of parking
- Open plan kitchen/diner which overlooks the garden
- Three bedrooms and a bathroom on the first-floor
- Coastal-inspired neutral interiors
- Popular location between Newport and Carisbrooke
- Good-size sitting room
- Convenient ground-floor cloakroom
- Low-maintenance, fully enclosed rear garden
- Conveniently positioned within reach of many amenities

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

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22B Castle Road presents a practical and well-arranged modern home, positioned within easy reach of Newport town centre and the historic village of Carisbrooke. The accommodation is set over two floors and offers a sensible layout for everyday living, with a welcoming entrance hall, cloakroom, separate sitting room and a kitchen/diner opening to the rear garden. Upstairs, three bedrooms are served by a family bathroom. With a generous block-paved driveway, side access and an enclosed garden designed for ease of maintenance, this is a good-value home in a convenient and popular setting.

Offering a highly convenient lifestyle, Castle Road is well placed for both Newport town centre and Carisbrooke village. Newport provides a broad range of shops, supermarkets, cafes, restaurants, a cinema and the Southern Vectis bus station, where regular routes connect with towns and villages across the Island. In the opposite direction, Carisbrooke offers a more historic village feel, home to the famous castle, local amenities, a convenience store, health centre, pharmacy, welcoming pubs and places to eat. From this central position, the wider Island is easily accessible, including the beaches and rugged coastline of the West Wight, while mainland links from Fishbourne, East Cowes and Cowes are all within comfortable reach.

Welcome to 22B Castle Road

Set back behind a generous block-paved frontage, number 22B has an attractive modern brick façade and a smart red front door creating a cheerful first impression. The driveway provides ample parking, while a gated side path leads through to the rear garden. The entrance opens into a straightforward hallway, setting the tone for a home that is practical, comfortable and conveniently arranged.

Entrance Hall

The entrance hall provides a welcoming arrival into the home, with a staircase rising to the first floor and access to the ground floor accommodation, including a useful under-stairs cloakroom.

Cloakroom

Conveniently positioned, the cloakroom includes a WC and a compact wash basin, with a window providing natural light and ventilation.

Sitting Room

A good-size reception room positioned to the front of the property, the sitting room offers plenty of space for relaxed seating. Coastal-inspired blue and white décor, wood-effect flooring and a large front window create a bright, comfortable living space.

Kitchen/Diner

Overlooking the rear garden, the kitchen/diner is a sociable everyday space with room for a dining table alongside the fitted kitchen. The kitchen offers a practical arrangement of wall and base cabinets, worktop space, tiled splashbacks and appliance space, with windows and a glazed door bringing in natural light and providing direct access to the garden. The dining area is well placed beside the rear window, making this a useful hub for daily family life. There is also space and plumbing for a washing machine and tumble dryer in the dining area.

First-Floor Landing

The landing connects the three bedrooms and family bathroom, with a window bringing natural light to the stairwell.

Bedroom One

A generous double bedroom positioned to the rear of the property ample room for additional freestanding furniture. The room is neutrally presented with a blue feature wall and enjoys good natural light.

Bedroom Two

A further well-proportioned double bedroom, also featuring built-in wardrobe storage. This room offers flexible space for a guest bedroom, child's room or additional principal bedroom, depending on requirements.



Bedroom Three

The third bedroom is currently arranged as a home office, demonstrating its versatility. It would also work well as a nursery, single bedroom or dressing room.

Bathroom

The family bathroom includes a bath with shower over, WC and wash basin. A window provides natural light, and the room is finished with tiled detailing and wood-effect flooring.

Outside

To the front, a generous block-paved driveway provides private off-road parking. A gated side path leads to the rear garden, offering useful external access. The rear garden has been designed with low maintenance in mind and is mainly paved, creating a practical outdoor space for seating, dining and container planting. Fully enclosed with timber fencing and a boundary wall, it offers a private area to enjoy without the demands of a large lawn.

In Summary

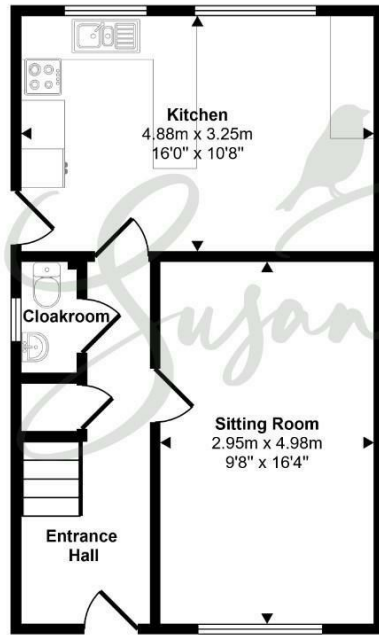
With its convenient central Island position, sensible three-bedroom layout, generous driveway and easy-care garden, 22B Castle Road represents a practical opportunity for buyers seeking a modern home in a popular Newport setting. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

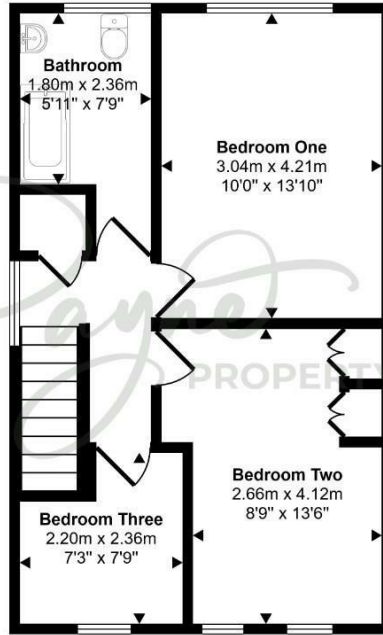
Tenure: Freehold | Council Tax Band: C (Approx £2386.90 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
83 sq m / 894 sq ft

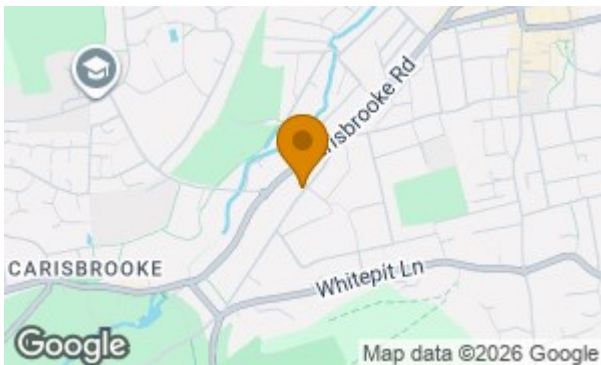


Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 42 sq m / 454 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) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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