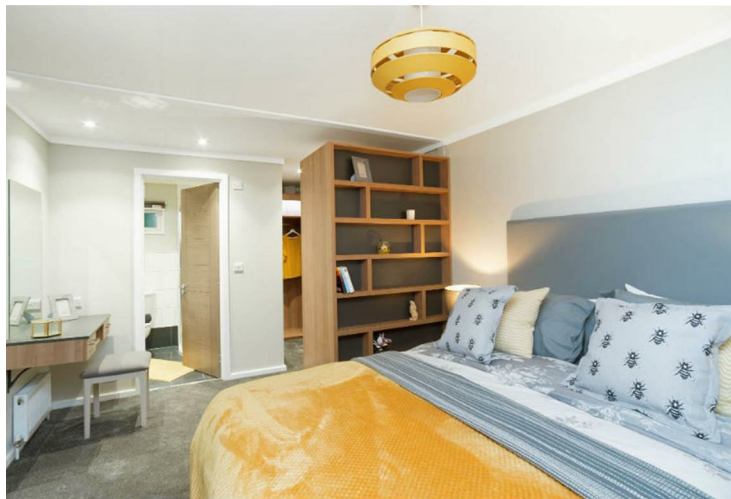
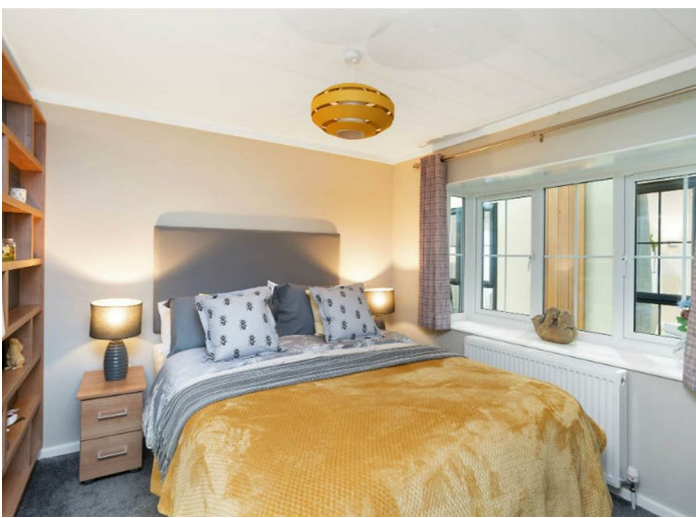




£335,000

Barnwell, Royal Wight Estate Burnt House Lane, Newport, Isle of Wight, PO30 2PJ



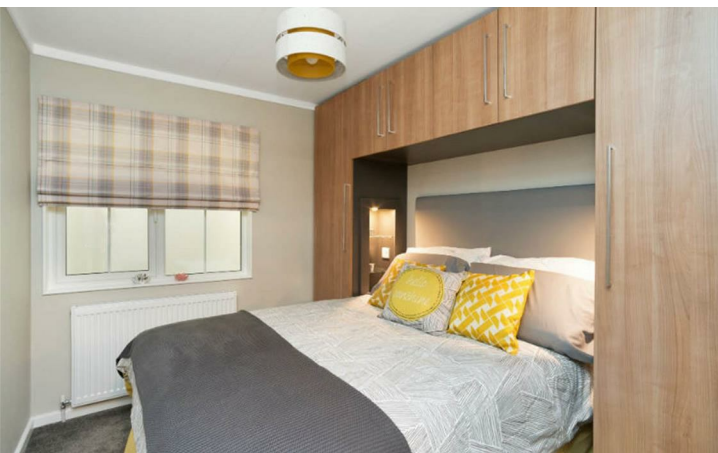


A rare opportunity to acquire a brand new luxury park home situated within a quiet and desirable location.

The Royal Wight Estate is a private, gated development of detached luxury park homes, located in a central position on the Isle of Wight. This brand new residential development is exclusive for the over 45s, it is also pet friendly, and has CCTV to provide extra security.

This stunning and spacious park home has modern features throughout and comprises of a welcoming entrance hall with storage, lounge with three bay windows, separate dining room, modern kitchen with integrated appliances, two double bedrooms with the master bedroom having a dressing room and en-suite shower room and additional main bathroom. Externally there are gardens and off road parking.

The park is located in an ideal position, surrounded by countryside and greenery but just a 10 minute walk from the nearby town of Newport. The nearest supermarket and golf course are also within walking distance. It is also convenient for the local schools, churches and of course Newport town offering many supermarkets, shops and facilities. The multi-screen cinema is on the edge of town with many eateries around offering a range of foods from simple to exotic. The town also has the Isle of Wight College, Medina and the Apollo Theatres and a good range of entertainment both during the day and evening.



Entrance Hall	10'0" x 3'8"
Lounge	9'9" x 18'11"
Kitchen	11'4" x 9'1"
Diner	7'1" x 9'6"
Bathroom	6'11" x 5'6"
Bedroom 1	8'6" x 9'6"
Wardrobe	8'6" x 4'9"
En-Suite	8'6" x 4'3"
Bedroom 2	8'4" x 9'1"

Outside
Communal gardens and driveway parking.

Additional Information
Site Fees - £2950

Council Tax
Band A

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

Agent 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.





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	



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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wright
estate agency