



£345,000

Overstone, 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 an entrance hall, lounge with access to the gardens, modern kitchen/ diner with integrated appliances and spacious dining area, two double bedrooms with the master bedroom having an en-suite shower room and additional main shower room. 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	8'6" x 2'11"
Lounge	10'3" x 18'11"
Kitchen	10'3" x 9'5"
Diner	13'3" x 9'5"
Bedroom 1	12'5" x 8'9"
En-Suite	3'11" x 7'4"
Bedroom 2	8'0" x 11'0"
Shower Room	6'9" x 5'6"

Outside

Communal Gardens and driveway parking

Additional Information

Site Fees - £2950

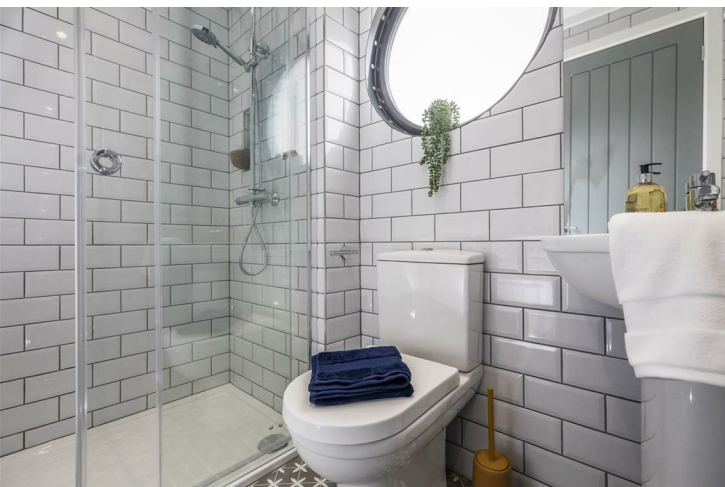
Council Tax

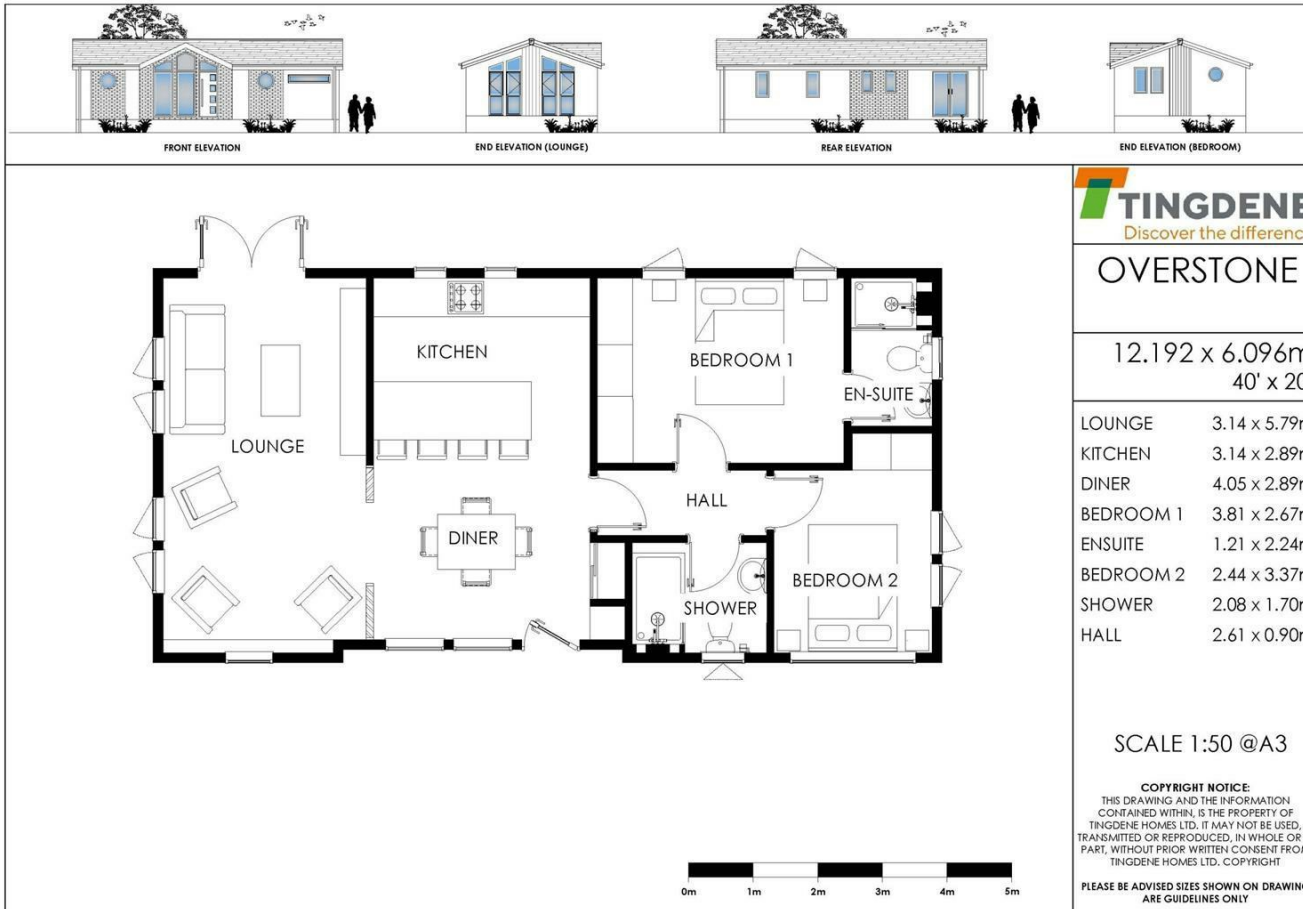
Band A

Services

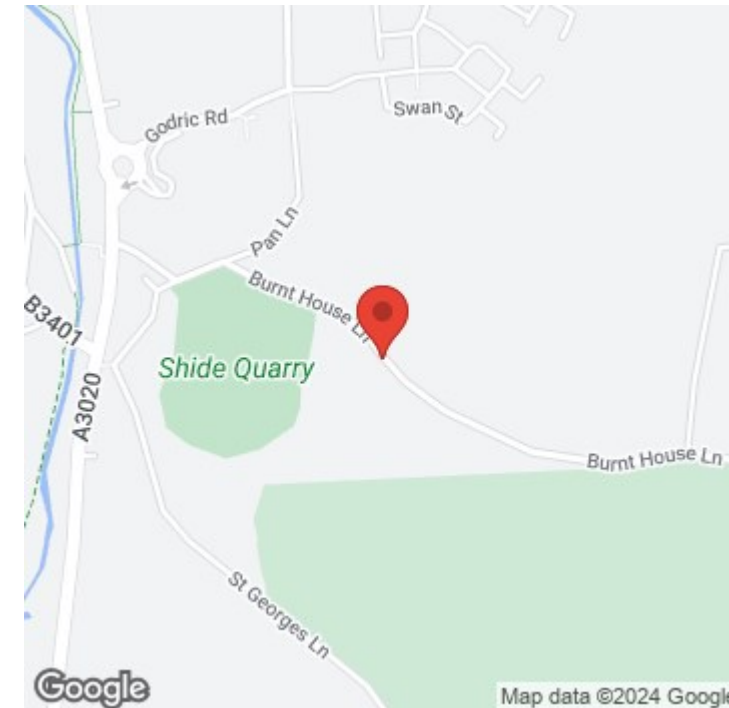
Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Notes





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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