



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



119a, Medina Avenue

Newport, Isle of Wight PO30 1HG



£189,950
LEASEHOLD



Conveniently positioned for local amenities and the town centre, this fantastic three-bedroom maisonette has been completely refurbished by the current owners and offers stylish, modern interiors and spacious accommodation.

- Offered for sale chain free
- Newly renovated to a high standard
- Three double bedrooms
- Short walk to town centre and amenities
- Island wide travel links a short walk away
- First floor maisonette
- Stylish, modern interiors
- Situated in a convenient location
- Countryside walks on the doorstep

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Completely transformed and renovated by the owners of two years, this fantastic maisonette offers the new buyers' piece of mind with this low maintenance property. Conveniently positioned for the town centre and its amenities, this maisonette offers a spacious lounge diner, a modern kitchen, a beautifully finished shower room, and three double bedrooms.

Located in an enviable position, 119a Medina Avenue is conveniently placed on the outskirts of Newport town centre which offers a wide range of amenities including a variety of shops, a cinema complex, restaurants and cafes. Multiple schools at primary and secondary level are within walking distance and the Southern Vectis bus station is located within the town centre providing an extensive network of bus routes across the island. The property is also well-connected to the surrounding countryside and enjoys easy access to the Red Squirrel riverside cycleway, a historic amble up to the nearby Carisbrooke Castle, or a short stroll up to the scenic St Georges Down. Other nearby popular attractions include Monkey Haven and the spectacular Robin Hill Country Park. Being centrally located means you are never far from all the wonderful delights that the island has to offer, including the beautiful West Wight.

Welcome to 119a Medina Avenue

Situated on the convenient Medina Avenue, this first-floor maisonette is part of a neutrally rendered property and benefits from a private entrance door on the side of the building.

Entrance Hall

extending to 9'9 (extending to 2.97m)

This handy entrance hall offers space to store coats, shoes, and muddy boots from long walks in the countryside, with the additional benefit of under stairs storage. A radiator heats this space and there is an automated ceiling light in here. A carpeted staircase leads up into the property from here and the space is finished with neutral vinyl floor tiles and neutral décor.

Hallway

extending to 16'7 (extending to 5.05m)

This wide hallway provides access through the maisonette and offers a wood effect laminate that can be found in most rooms. The space is lit by a multi-bulb spotlight and warmed by a radiator.

Lounge-Diner

20'7 x 12'9 (6.27m x 3.89m)

Fully carpeted and flooded with natural light from two large windows to the rear aspect, this fantastic room provides ample space for lounging and dining furniture as well as an electric fire and a storage cupboard. The room is lit by recessed ceiling lights and warmed by two radiators. The internet connection point and telephone point can be found here.

Shower Room

Beautifully finished with a black tile shower surround and neutral wall tiles, this shower room comprises a large walk-in shower with a rainfall shower head and a black unit with a sparkly countertop integrating a dual flush w.c and a hand basin. A chrome heated towel rail heats the room, and the space is lit by recessed ceiling lights. The space also offers an extractor fan and continues the flooring from the entrance hall.

Kitchen

9'8 x 9'7 (2.95m x 2.92m)

This fantastic kitchen space offers a window to the side aspect and a range of grey base and wall cabinets with a concrete effect worktop, which integrates a composite sink and drainer, an electric hob, a dishwasher, and a double electric oven. The gas combination boiler is concealed within a matching wall cabinet plus there is a sage green tile wall tiles which surround the room. There is undercounter space for a washing machine and end of counter space for an American fridge freezer. The space is lit by directional spotlights.



Bedroom One

13'3 x 9'9 (4.04m x 2.97m)

Benefitting from a window to the front aspect, this room is decorated with a decorative peacock wallpaper feature wall, grey carpets, and a ceiling light. The room is warmed by a radiator.

Bedroom Two

10'5 x 9'7 (3.18m x 2.92m)

Continuing the carpets, this room has a window to the front aspect, green wall décor, and a ceiling light. This double bedroom is warmed by a radiator.

Bedroom Three

8'9 x 7'0 (2.67m x 2.13m)

Currently used as a walk-in wardrobe, this small double room is carpeted and offers an obscure glazed window into the landing, a ceiling light, and a radiator.

Parking

There is on-road parking available on Medina Avenue and surrounding roads.

119a Medina Avenue presents a fantastic opportunity to acquire a beautifully presented first floor maisonette which has been recently refurbished to a high standard. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Leasehold

Lease Length: 103 years

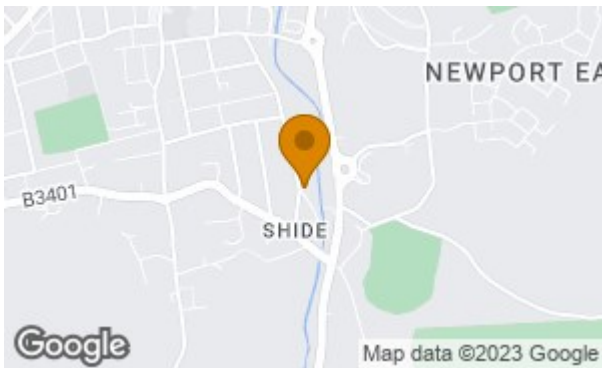
Additional Charges: Nominal service charge of £5 per annum

Council Tax Band: B

Services: Mains water, drainage, electricity, and gas



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



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		69	72
		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. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.