

24, Mill Street

Newport, PO30 5DF



Very well positioned to get the most of the local amenities in Newport, this two-bedroom two-bathroom semi-detached house boasts natural light with a modern interior, including an allocated parking space and a communal riverside garden.

- Modern semi-detached home
- Beautifully maintained and arranged
- Underfloor heating and solar water heating
- Walking distance to shops and travel links
- Close to Newport town centre
- Two generous bedrooms with en-suites
- Well-appointed kitchen and dining area
- Low-maintenance enclosed courtyard garden
- Communal allocated parking space
- Charming communal gardens

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

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This thoughtfully arranged modern home provides well-balanced accommodation across two floors, with a welcoming atmosphere and an abundance of natural light throughout, plus it benefits from underfloor heating throughout and efficient solar water heating. The layout has been designed for comfortable day-to-day living, comprising an entrance hall leading to a ground-floor cloakroom and to the open-plan kitchen-diner and living space. From the entrance hall, there is a stairwell leading up to the first-floor landing, which provides access to two bedrooms, both equipped with en-suites. Outside, the property benefits from a private, south-facing courtyard and access to a communal garden to the rear.

Mill Street enjoys a highly convenient setting within easy reach of Newport town centre, providing excellent access to a wide range of shops, cafés, restaurants, and everyday services. The central bus station is close by, offering Island-wide connections, while the surrounding area benefits from a variety of leisure facilities and green spaces. The Island's beautiful countryside and coastline are never far away, and regular ferry services from East Cowes and Fishbourne provide straightforward mainland links. This location offers an ideal balance of accessibility and relaxed residential living.

Welcome to 24 Mill Street

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Entrance Hall

The front door opens into a welcoming hallway, finished in neutral tones which continue throughout the property.

Cloakroom

Conveniently positioned off the hallway, the cloakroom is fitted with a modern suite comprising a vanity hand basin, a WC, and is warmed by a chrome heated towel rail. An obscure glazed window to the front aspect fills the room with natural light.

Kitchen/Dining Room

Well arranged and naturally light, the kitchen and dining area offer an excellent sociable space at the heart of the home. Fitted with a range of contemporary units and work surfaces, the kitchen provides ample storage and integrated appliances, including an electric oven, a dishwasher, and a gas hob. There is plenty of room for a dining table, making this an ideal space for all the family. A few steps lead down to the living space which is semi open plan with the living room.

Living Room

Flooded with natural light, the living room is a comfortable and generously proportioned space. Bifold doors open directly onto the private courtyard, creating a seamless connection between inside and out and benefits from an awning creating shade from the summer sun. The room offers ample space for relaxing and entertaining whilst connecting with the kitchen diner through a glass balustrade and a few steps up to the kitchen-diner.

First Floor Landing

A carpeted stairwell leads up to the split level first floor landing which leads to two bedrooms, both with en-suites.

Bedroom One

Situated at the front of the property with a Juliet balcony and a window to the front aspect, this double bedroom benefits from plenty of built-in storage and continues the neutral decor.



En-suite Bathroom

Finished in neutral tones, the en-suite provides both a bath and a separate shower enclosure, together with a contemporary suite and quality fittings including a pedestal hand basin, a WC, and a large chrome heated towel rail.

Bedroom Two

The second bedroom is another well-proportioned double, offering flexibility for use as a guest room, home office, or additional living space. There is an en-suite shower room here and access to a built-in wardrobe.

En-Suite Shower Room

Neutrally finished, this modern shower room features a shower cubicle, WC, and a pedestal hand basin, plus the space is flooded with natural light from a Velux window. A chrome heated towel rail warms the room.

Outside

To the rear of the property is a private enclosed courtyard garden, designed for easy maintenance and year-round enjoyment. The paved area provides an ideal setting for outdoor dining or relaxing, with direct access from the living room enhancing the sense of space. An electric awning provides shade from the summer sun, making the space enjoyable even on the hottest days.

Parking

At the front of the development is a communal car park which provides allocated off-road parking for one vehicle.

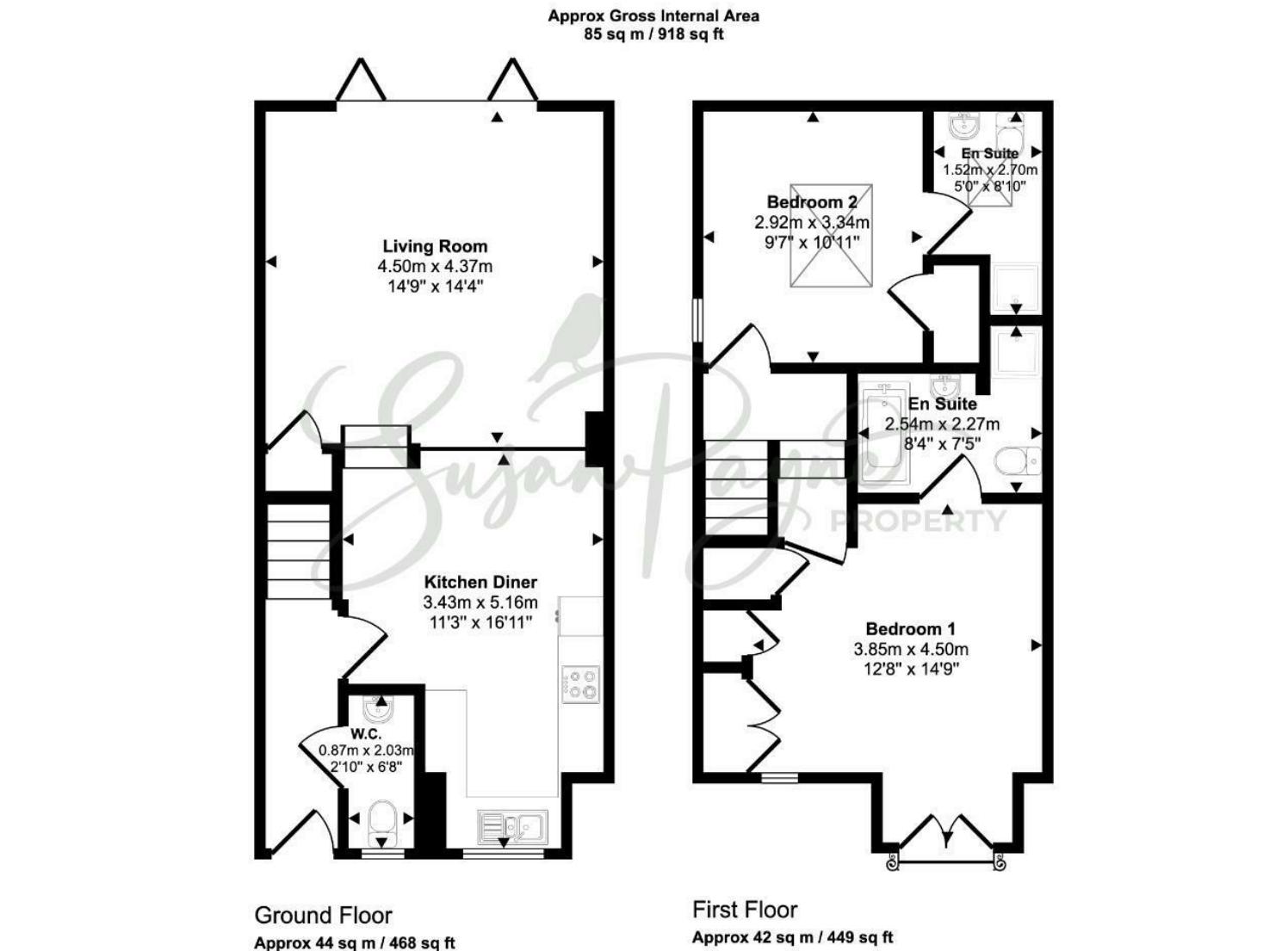
24 Mill Street presents a fantastic opportunity to acquire a spacious two bedroom home within a fantastic location, close to amenities. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

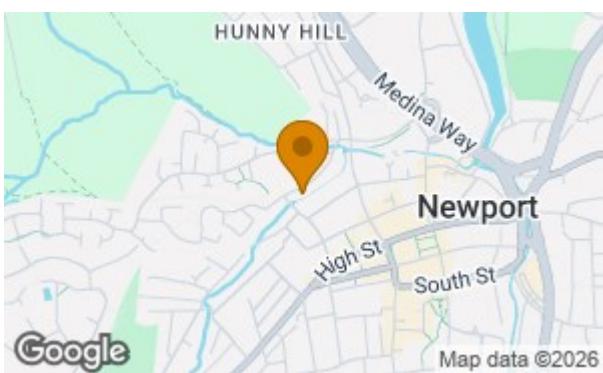
Tenure: Freehold |

Council Tax Band: C |

Services: Mains gas (underfloor heating), water, electricity, drainage and solar water heating



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	83
(81-91)	B	75
(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. 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.