



MARVINS
ESTATE AGENTS



5A DRILL HALL ROAD, NEWPORT, PO30 5AB

OFFERS IN THE REGION OF £300,000

This is an outstanding opportunity to acquire a robust investment property located just off Newport town centre. Currently configured as three independent one-bedroom flats, the property is a ready-made asset for any serious investor. The property currently generates £17,340 pa income and is managed by a local Property Management company of good repute. The property has been in the ownership of the current vendor for years and has a genuine reason for sale.

We invite you to view as soon as possible.

COWES OFFICE

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5A DRILL HALL ROAD, NEWPORT, ISLE OF WIGHT PO30 5AB

Flat 5A (Top Floor)

LOUNGE

9'4" x 14'7" (2.84m x 4.45m)

Front aspect.

KITCHEN

4'10" x 9'4" (1.47m x 2.84m)

Supplied with a range of units. Plumbing for washing machine. Electric cooker point.

BEDROOM

9' min x 12'4" (2.74m min x 3.76m)

Rear aspect.

EN-SUITE

Shower, WC and hand basin.



Flat B (Middle Floor)

KITCHEN & LOUNGE

14'6" x 11'11" (4.42m x 3.63m)

Front aspect. Open plan arrangement incorporating the Lounge and Kitchen area.

BEDROOM

10'2" x 11'3" (3.10m x 3.43m)

Rear aspect.

EN-SUITE

Including Shower cubicle, WC and Handbasin.



Flat C (Ground Floor)

KITCHEN

7'3" x 12'4" (2.21m x 3.76m)

Recently fitted with a range of wall and base units.

LOUNGE

14'3" x 10'11" (4.34m x 3.33m)

BEDROOM

11'2" x 11'1" (3.40m x 3.38m)

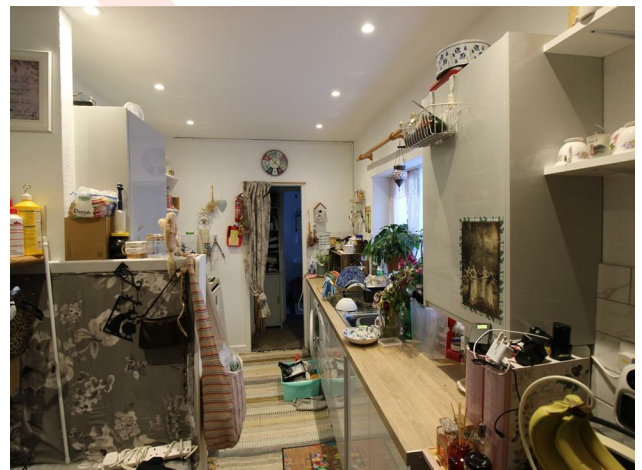
Front aspect.

BATHROOM

Shower cubicle, WC and Handbasin.

OUTSIDE

Small rear courtyard garden area.



TENURE

Flat A EPC - Current Energy Rating D with Potential C
64/79 Council tax band A

Flat B EPC - Current Energy Rating D with Potential C
63/79 Council tax band A

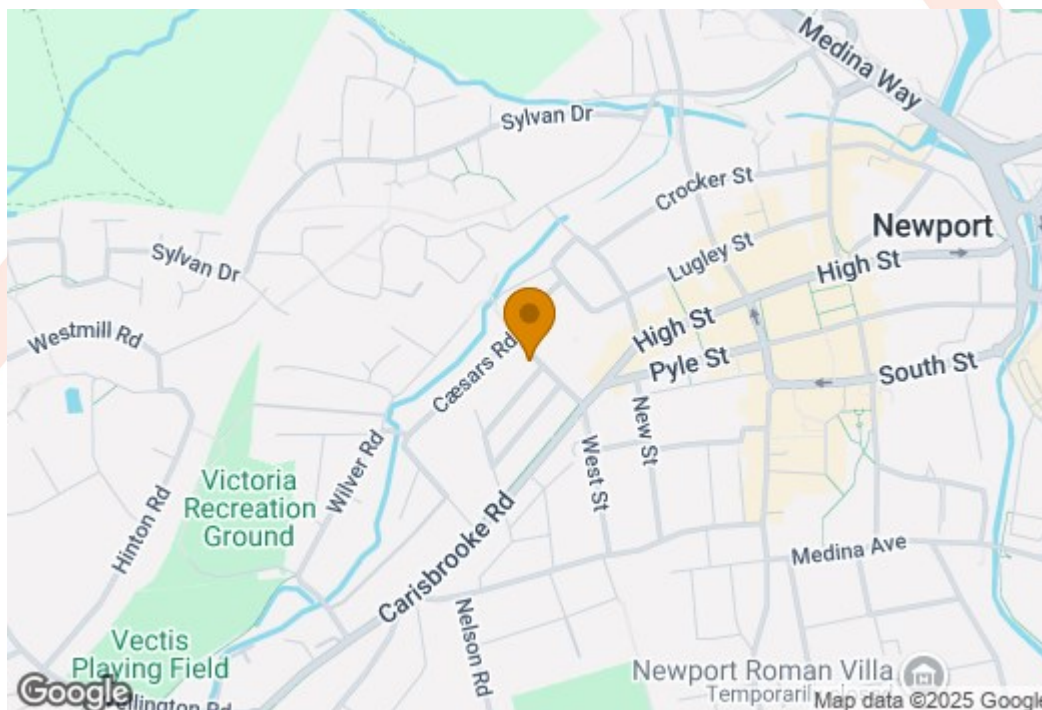
Flat C EPC - Current Energy Rating F with Potential C
37/73 Council tax band A

5A Drill Hall Road is Freehold.





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.
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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

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