



Price  
**£315,000**

Freehold

3x  2x  1x 

Sylvan Drive, Newport,  
Isle of Wight, PO30

**OVER 60?**

Secure this property  
for up to **59% less!**

  
**Pittis**  
Helping you move forwards



## Main features

- Attractive semi-detached house offered chain free
- En-suite facilities as well as family shower room
- Open plan kitchen/diner
- Set on the edge of town and accessible to all local amenities
- Well maintained and immaculately presented throughout

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Hallway
- Cloakroom: 6'2 x 3'2 (1.88m x 0.97m)
- Lounge: (L-shaped) 12'0 x 11'0 (3.66m x 3.36m) plus 8'0 x 3'0 (2.44m x 0.92m)
- Kitchen Area: 10'0 x 7'0 (3.05m x 2.14m)
- Dining Area: 9'0 x 8'0 (2.75m x 2.44m)

### FIRST FLOOR

- Landing
- Bedroom 1: 14'0 into fitted wardrobes x 8'11 (4.27m x 2.72m)
- En-Suite Shower Room: 7'0 x 5'10 (2.14m x 1.78m)
- Bedroom 2: 10'5 into fitted wardrobes x 8'3 (3.18m x 2.52m)
- Bedroom 3: 7'8 x 7'7 (2.34m x 2.31m)
- Shower Room: 8'6 x 6'11 (2.59m x 2.11m)

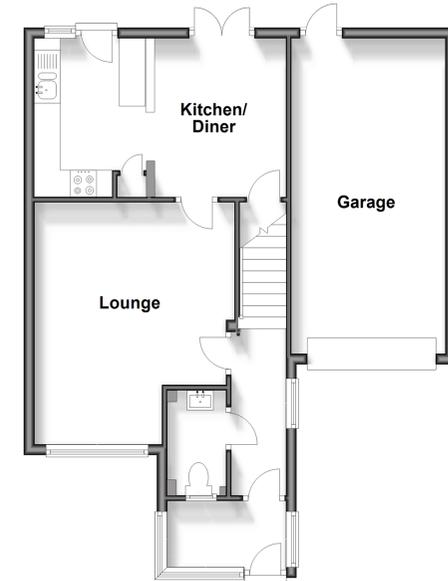
### OUTSIDE

- Front Garden
- Driveway
- Garage
- Rear Garden

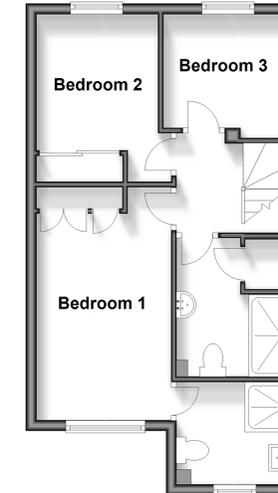
Call Newport - 01983 528888 ■ [pittis.co.uk](http://pittis.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

Ground Floor  
Approx. 60.2 sq. metres (647.5 sq. feet)



First Floor  
Approx. 39.4 sq. metres (424.0 sq. feet)



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