

SEA CREST

32 Westfield Park, Ryde, Isle of Wight

COUNTRY HOMES

by Hose Rhodes Dickson

SEA CREST

32 Westfield Park, Ryde, Isle of Wight, PO33 3AB

Ryde Esplanade 0.5 miles, Newport 7.5 miles, Cowes 11.9 miles, (All distances approximate)

Occupying a superb beachside location in an elevated position on the seawall. Sea Crest is a substantial detached residence which spans across a double plot and therefore enjoys 100ft wide garden overlooking the beach across the Solent to the mainland skyline in the distance.

The substantial property which has been in the same ownership for approximately 20 years, was constructed in the 1970's and offers accommodation which is light and spacious. All the principle rooms enjoy the panoramic Solent views, which stretch as far as Southampton Water in the West across to the Palmerstone Forts to the East, with the mainland skyline between. The Solent is a bustling waterway, with cruise liners going out from Southampton and various pleasure craft, the views are ever changing. On the ground floor there are two large reception rooms in addition to a garden room which open out onto the elevated terrace and down to the rear garden with the beach beyond. Completing the ground floor accommodation is a Kitchen and Utility. First floor accommodation comprises a luxurious Master suite which enjoys a sitting room with access to a balcony, bedroom, dressing room and bathroom, in addition to 3 further bedrooms and family bathroom.

Outside a large driveway provides ample parking and leads to a workshop/possible garage and a large double detached garage.

Adjacent to the property is a slipway with locked gated access for residents to use to access the beach and launch a small craft from.

Westfield Park is an attractive residential area located on the shore side of the sought after Spencers Road area of Ryde Town. Ideally located in walking proximity to the Town, Ryde School and fast passenger links to Portsmouth.

GROUND FLOOR COVERED PORCH

ENTRANCE HALL Stairs rising to the galleried landing. Built in cupboard. Door under stairs to

CLOAKROOM WC and basin.

Glazed double doors to

DINING ROOM Window to front. Radiator. Sliding glass doors through to;

MORNING ROOM Sliding patio doors out to the patio with stunning views across the Solent. Door to the Kitchen.

DRAWING ROOM A large light room with dual aspect. Wood burning stove inset. Glazed patio door out to the terrace with views across the Solent to the mainland beyond. Glazed door into

GARDEN ROOM Dwarf wall with windows on all sides obscured glazed roof and double patio doors opening out onto the terrace. Radiator.

KITCHEN Glazed bow window taking in the terrific Solent views. Tiled floor with cream shaker style wall mounted and base units. Inset 1½ bowl sink. Space and plumbing for dishwasher. Space for Rangemaster double oven with gas hob with extractor hood over. Space for freestanding fridge freezer.

UTILITY ROOM Window. Wall and floor units incorporating a sink. Space and plumbing for washing machine. Large cupboards offering storage and housing the hot water immersion tank. Half obscure glazed door with cat flap to the rear patio also giving access to door into garage.

FIRST FLOOR

Wooden balustrade stairs to galleried landing with window to front. Two cupboards under eaves. Door to:

MASTER SUITE A suite of rooms comprising; **STUDY/UPSTAIRS LIVING ROOM** glazed door to balcony and window enjoying panoramic Solent

views. Door through to **MASTER BEDROOM** Window with Solent views. Three built in double wardrobes, chest of drawers, corner unit and vanity unit. Door through to **DRESSING AREA** Two double wardrobes, fitted drawers and shelves. Obscured glazed window. Door to **EN-SUITE BATHROOM** Obscured glazed window. Fitted with a bath, separate enclosed shower, wc and basin with extractor fan and shaver point.

BEDROOM 2 A dual aspect double room with superb views to the Solent, with vanity basin and double wardrobe.

BEDROOM 3 A double room with large fitted double wardrobe.

BEDROOM 4 Fitted wardrobe and window with superb views. Glazed door out to balcony.

BATHROOM A large family bathroom with obscured glazed window to side. Bath, shower, wc and basin with shaver point.

OUTSIDE

A brick paved driveway gives ample parking and access to workshop/possible garage and detached double garage (5.8m x 6.8m). The patio to the rear of the property provides a great space for alfresco dining and entertaining whilst taking in the stunning sea views.

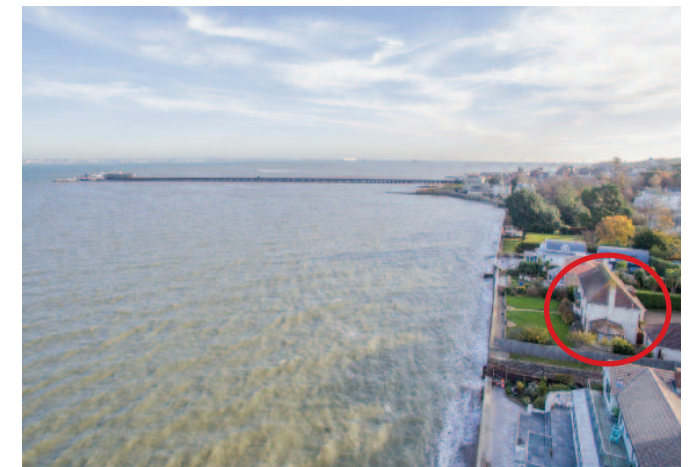
There is access via coded lock to the private slipway onto the beach.

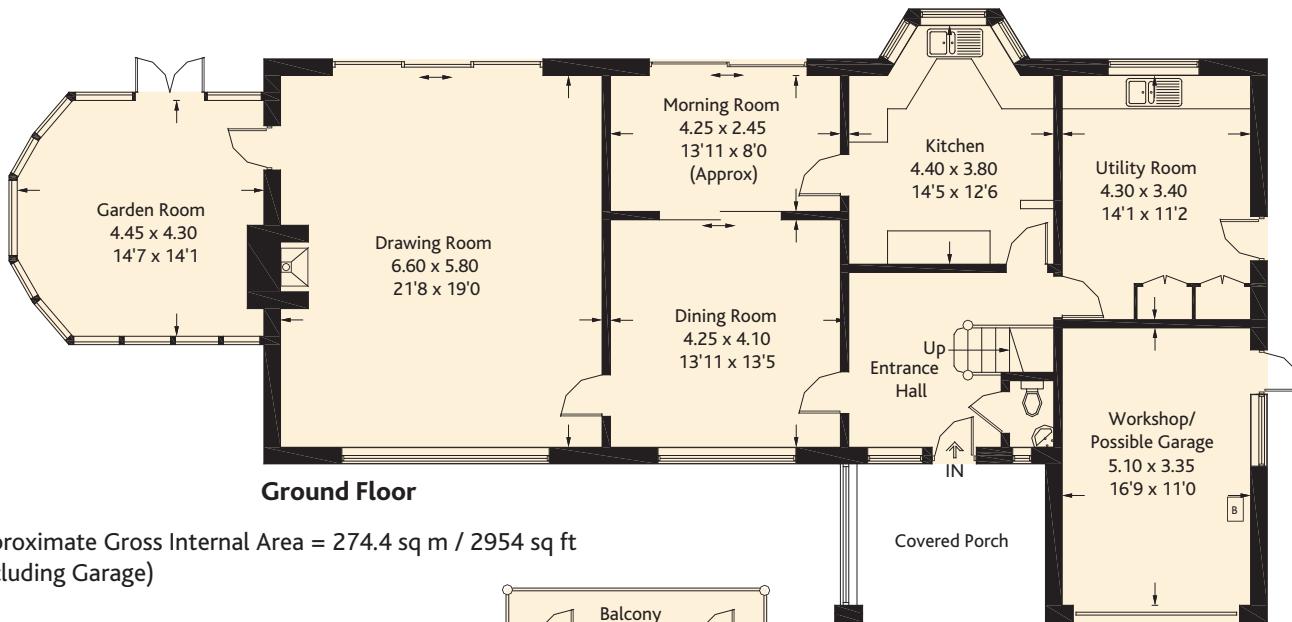
COUNCIL TAX Band G

EPC RATING C

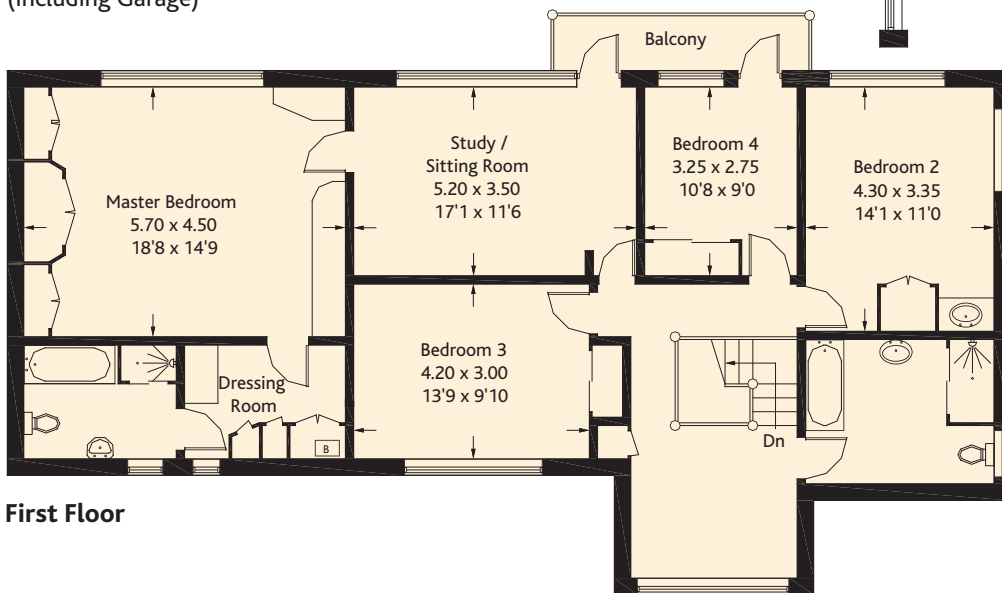
TENURE Freehold

SERVICES Two gas boilers – one located in the workshop and the other in the master bedroom suite.





Approximate Gross Internal Area = 274.4 sq m / 2954 sq ft
(Including Garage)



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AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared December 2016.

