

£475,000

12 WESTFIELD PARK, RYDE, ISLE OF WIGHT, PO33 3AB



*** GREAT SEASIDE LOCATION * GREAT PLANS TO EXTEND ***

A great opportunity to create a magnificent residence by the sea. This bright and elevated split-level bungalow benefits from well designed plans and PLANNING PERMISSION to re-model and extend to the first floor (see link below). Situated close to the residents' PRIVATE SLIPWAY to the long stretch of beaches and offering magnificent views of the busy Solent scene and mainland beyond, this detached home would certainly appeal to those seeking a permanent or second residence - moments from beaches, town amenities, Ryde School and Island/mainland transport links. The current accommodation offers an open plan split-level sitting/dining room, separate fitted kitchen, 3 bedrooms, bathroom and 2 wc's. As well as the wonderful SEA VIEWS, benefits include gas central heating, double glazing, rear courtyard, front and side lawns, plus car/boat parking space and GARAGE. (NOTE: For details on planning approval, please log onto iow.gov.uk. Planning LPA Ref: 21/01287/HOU)

PLANNING APPROVAL:

Some clever designs to extend and re-model the property would result in a 2 storey home with 3 bedrooms and 3 bathrooms (the master suite occupying the entire first floor) - For further details on planning approval, please log onto iow.gov.uk. Planning LPA Ref: 21/01287/HOU

CURRENT ACCOMMODATION:

Double glazed entrance door to glazed PORCH with glazed door into:

SITTING ROOM:

16'5 x 12'4 (5.00m x 3.76m)

Light and airy, dual aspect room with double glazed window to side & front, and French doors to front opening to patio and offering lovely sea views. Wood flooring. Radiators x 3. Steps with wrought iron balustrade leading to:

DINING ROOM:

12'6 x 10'5 (3.81m x 3.18m)

Open plan room with with galleried arrangement over the sitting room and opening to landing leading to all other rooms. Double glazed window to rear. Airing cupboard. Carpeted flooring. Radiator. Door to:

KITCHEN:

14'0 x 7'9 (4.27m x 2.36m)

Modern kitchen comprising a range of light fronted cupboard and drawer units with work surfaces and inset 1.5 bowl sink unit. Integrated appliances include eye-level double oven and 4 ring gas hob. Plumbing for washing machine, dishwasher and fridge/freezer. Double glazed windows to side and rear. Door to rear courtyard. Recessed down lighters. Vinyl flooring.

LANDING:

Carpeted hall with access to loft. Radiator. Airing cupboard housing Vaillant boiler and shelving. Doors to:

BEDROOM 1:

12'0 x 11'8 (3.66m x 3.56m)

Double bedroom with double glazed window to front offering Solent views. Fitted wardrobes. Radiator. Carpeted flooring.

BEDROOM 2:

12'1 x 10'5 (3.68m x 3.18m)

A second double bedroom with dual aspect double glazed windows to front (over-looking the sea) and to side. Fitted wardrobes. Radiator.

BEDROOM 3:

12'6 x 10'2 (3.81m x 3.10m)

Another double bedroom with double glazed window to rear. Carpeted flooring. Radiator.

BATHROOM:

7'8 x 5'9 (2.34m x 1.75m)

Dual aspect, modern white bathroom suite comprising a panelled bath with mixer shower over, vanity wash hand basin with mixer tap, and low level w.c. Obscured double glazed windows to side and rear. Heated towel rail. Radiator.

SEPARATE W.C.:

Separate additional low level w.c. with double glazed window to side. Radiator. Vinyl wood effect flooring.

GARDENS:

To the front is an open lawned garden, planted with a variety of mature shrubs and plants. Raised patio area with wonderful views of the Solent. There is a courtyard garden to the rear with storage unit - plus a secluded garden area to the side.

GARAGE & DRIVEWAY:

Driveway offering parking for one vehicle/boat and leading to single garage with up and over door. Power and lighting.

TENURE & COUNCIL TAX:

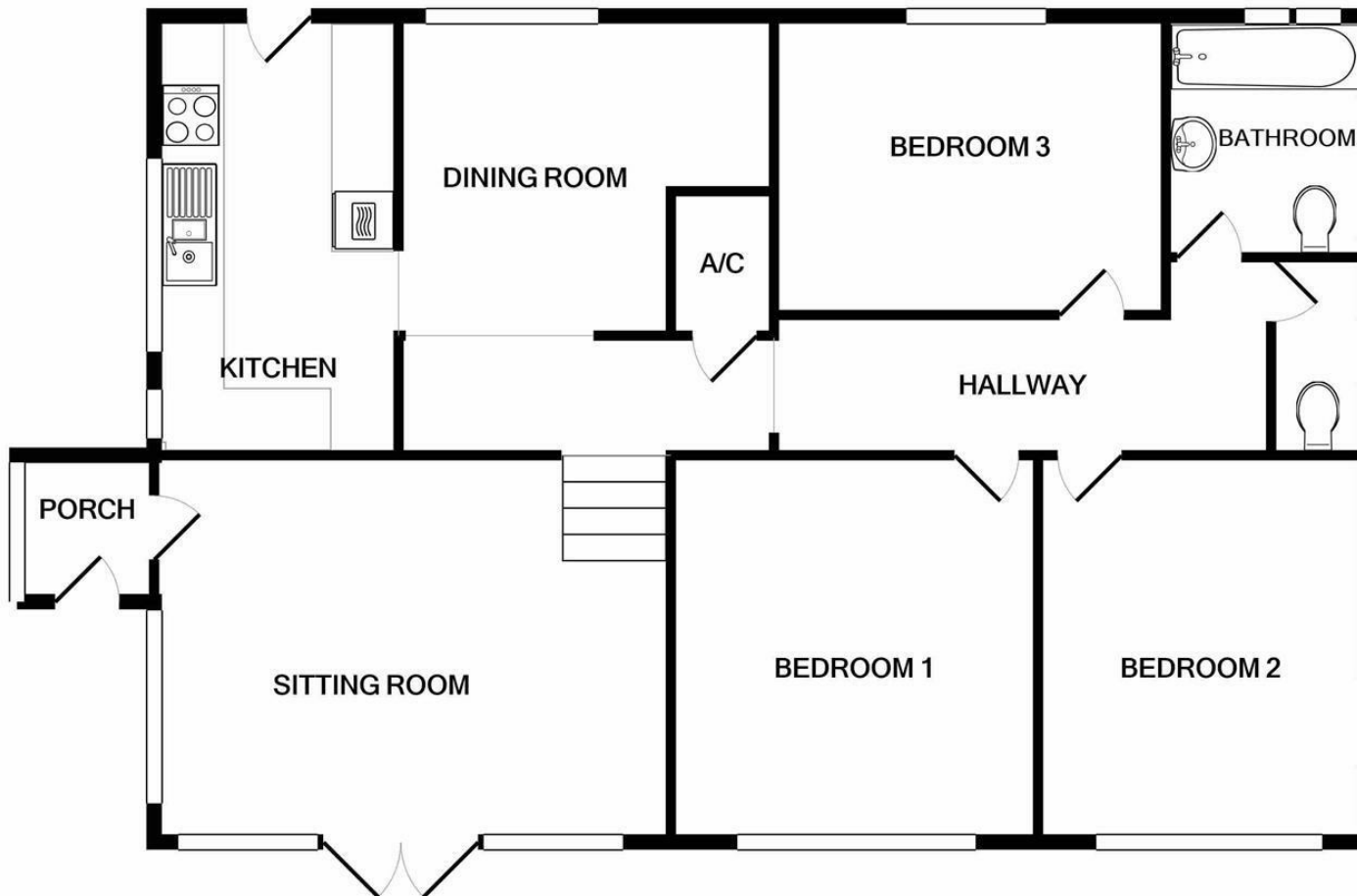
Tenure: Freehold. Council Tax Band: E

DIRECTIONS:

Travelling from our Ryde office, proceed to the bottom of Union Street, turn left into St Thomas Street and take the second right into Spencer Road. Continue on Spencer Road and take the second junction on the right into Westfield Park. Travel to the bottom of the road, and No. 12 is on the left hand side, opposite the slipway.

DISCLAIMER:

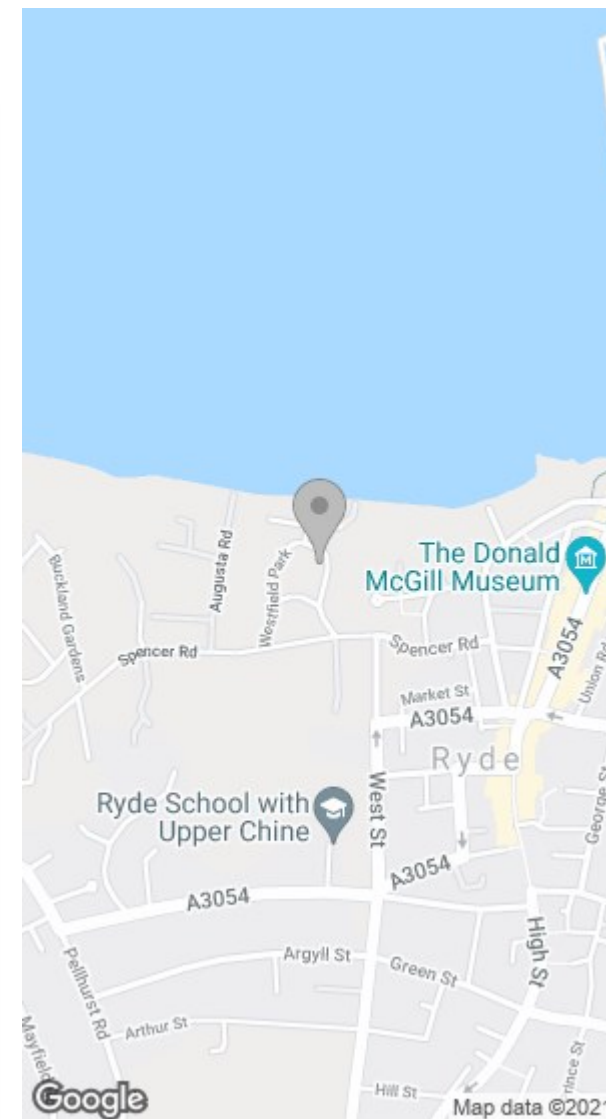
Floor plan and measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in the details are to be relied upon as statements of fact.



TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			84
(81-91) B			
(69-80) C			69
(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	

