



Guide Price £135,000

4 ROEBECK COUNTRY PARK, GATEHOUSE RD, RYDE, PO33 4BS



Seafields

A DELIGHTFUL HAVEN OF PEACE AND TRANQUILITY!

Seafields are delighted to offer for sale this very well presented **HOLIDAY BUNGALOW** which benefits from its own private **SOUTH FACING** terrace and additional lawned area. The accommodation comprises a bright and airy sitting room opening into a fully fitted kitchen, plus **2 BEDROOMS** and a very well equipped **SHOWER ROOM**. Roebeck Country Park is the absolutely ideal place to relax and unwind. This bungalow is only one of four which are **BRICK BUILT** in this popular holiday park which is situated a few minutes' drive from the centre of Ryde with its range of independent shops, eateries and of course the golden sands - plus convenient for commuting to the mainland. **CHAIN FREE**.

ACCOMMODATION:

Entrance porch off the driveway leads through to Hallway.

HALLWAY:

UVPC double glazed door leads to the central hallway with all rooms off. Luxury vinyl tile effect flooring, cupboard housing the electric meters, decorative radiator, recessed lighting and loft hatch. (Combination boiler situated in the loft.)

SITTING ROOM:

A bright southerly facing room with triple glazed double doors (with adjacent windows either side) leading onto the terrace. Hard-wearing 360 Evo core wood flooring. Radiators x 2. Archway leading to the kitchen.

KITCHEN:

A modern fitted kitchen with a range of base and eye level units in gloss grey and cream with granite work tops. Inset 1.5 bowl sink unit with mixer tap and drainer. Integrated appliances including fridge, freezer and washing machine and slimline dishwasher. Neff gas hob with extractor hood plus Lamona electric oven. Laminate wood flooring. Triple glazed double window with views towards the Downs.

BEDROOM 1:

Carpeted double bedroom with triple glazed window to the front. Radiator and ceiling fan.

BEDROOM 2:

Carpeted double bedroom with triple glazed window to the front. Radiator.

SHOWER ROOM:

A good sized room comprising suite of walk-in shower, low flush WC with a hidden cistern and built in cupboard above, corner inset vanity wash basin with wall cupboard above. Aquaboards to all walls. Ladder style radiator. Hard-wearing 360 Evo core wood flooring. Triple glazed window to side.

OUTSIDE:

A lovely large private paved terrace enclosed via railing and offering a lovely 'green' outlook, plus an additional lawned area.

PARKING:

Driveway parking for one car alongside the property.

TENURE:

Leasehold - 99 years from 2016
Service Charge inc Ground Rent - £3636 inc VAT for 2024 paid quarterly

CASH PURCHASE ONLY

COUNCIL TAX:

Band B

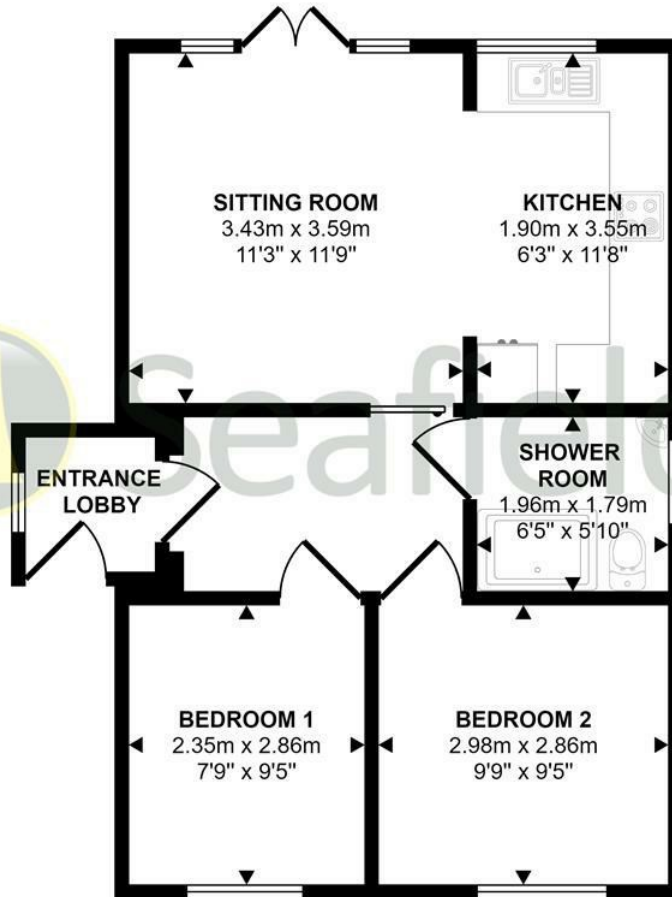
ENERGY PERFORMANCE:

Energy Performance Certificate: Rating D (55)

DISCLAIMER:

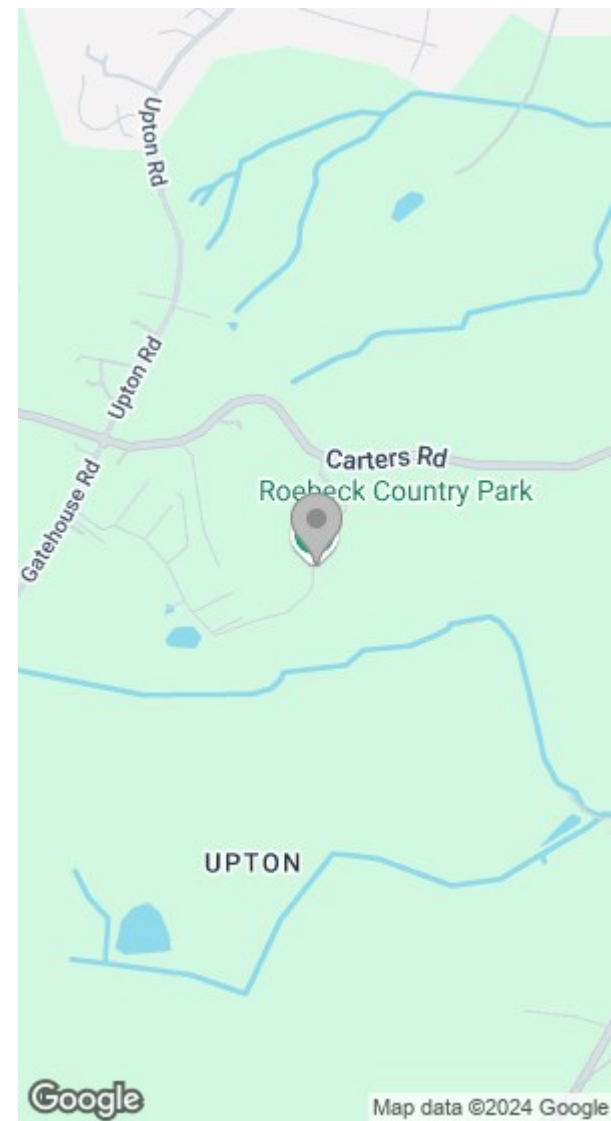
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
48 sq m / 518 sq ft



Floorplan

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

