



Guide Price £315,000
2 PAVILION RISE, EAST HILL ROAD, RYDE, PO33 1PA



GREAT LOCATION MOMENTS FROM APPELEY PARK & BEACH!

For those seeking great convenience for the beach, town amenities and Island/mainland transport links, this superbly presented **TOWN HOUSE** is absolutely ideal! Offering spacious **3 STOREY** accommodation - benefiting from neutral decor and quality fittings throughout - the welcoming hallway leads into a lovely open-plan arrangement of stylish modern kitchen/dining room opening into well proportioned sitting room (leading to rear garden). There is also a downstairs w.c., with the upper floors consisting of **4 BEDROOMS** (one with luxury en suite shower room) plus a smart family bathroom. Further benefits include **GAS CENTRAL HEATING**, double glazing throughout, easy to maintain terraced front and rear **GARDENS** - perfect for al fresco dining - plus a **PARKING SPACE** (and visitor spaces) within the residents' car park to rear. Certainly an ideal opportunity for those requiring easy to maintain, spacious living close to the coast.

ACCOMMODATION:

Entrance door into:

HALLWAY:

A welcoming hall with quality laminate flooring (which flows throughout the ground floor) and carpeted stairs leading to first floor. Doors to:

DOWNSTAIRS WC:

Comprising w.c. and recessed storage.

KITCHEN/DINER:

A lovely open plan arrangement between kitchen and sitting room. A very sleek fitted kitchen comprising excellent range of cupboard and drawer units with quality work surfaces with matching upstands. Inset stainless steel circular sink unit. Integral appliances including dishwasher and electric 5-ring hob with oven below and extractor over. Space and plumbing for washing machine and under counter fridge. Radiator. Laminate flooring. Open plan aspect into:

SITTING ROOM:

Very well proportioned and comfortable reception room with double glazed window and door to rear garden. Continuation of laminate flooring. Radiator.

FIRST FLOOR LANDING:

Carpeted landing with double glazed window to front. Stairs to second floor. Door to deep airing cupboard with heater. Doors to:

BEDROOM 3:

Good sized double bedroom with double glazed window to rear. Radiator. Laminate flooring. Excellent range of mirror fronted wardrobes.

BEDROOM 4:

Fourth bedroom with double glazed window to front. Carpeted flooring. Radiator.

FAMILY BATHROOM:

Comprising quality suite of P-shaped bath with shower over and curved screen; vanity wash basin with light over. Heated towel rail. Attractive non-slip black tiled flooring. White wall tiles. Extractor.

SECOND FLOOR LANDING:

Carpeted landing with access to loft (with pull down ladder). Doors to:

BEDROOM 1:

Large master bedroom with double glazed window to rear. Radiator. Laminate flooring. Door to:

EN SUITE SHOWER ROOM:

Quality suite comprising double fully tiled shower cubicle with Bristan Joy shower unit. Black sparkle non-slip tiled flooring. Vanity wash hand basin with mirror and shaver light over. Low flush w.c. Heated towel rail. Extractor.

BEDROOM 2:

A good sized carpeted double bedroom which extends into a recess allowing ideal space for wardrobe. Double glazed window to front. Radiator. Track ceiling lighting.

GARDEN:

The property is set back from the road with gated entrance to a low maintenance front garden with circular shingled seating areas - bordered by fencing. To the rear is a tiered garden with paved patio - ideal for al fresco dining and relaxing - plus shingled tiers and steps (with 'sleeper' edges) and assorted shrub borders. Timber gate to Residents' Carpark.

PARKING:

Accessed from the rear of Pavilion Rise, a large residents' carpark with parking for one vehicle plus visitor spaces.

TENURE:

Freehold

(Note: For the upkeep/lighting of the residents' car park, there is an annual fee of £200 payable to the Pavilion Rise Management Company).

OTHER PROPERTY FACTS:

Constructed 1997

Council Tax Band: D

EPC Rating: C

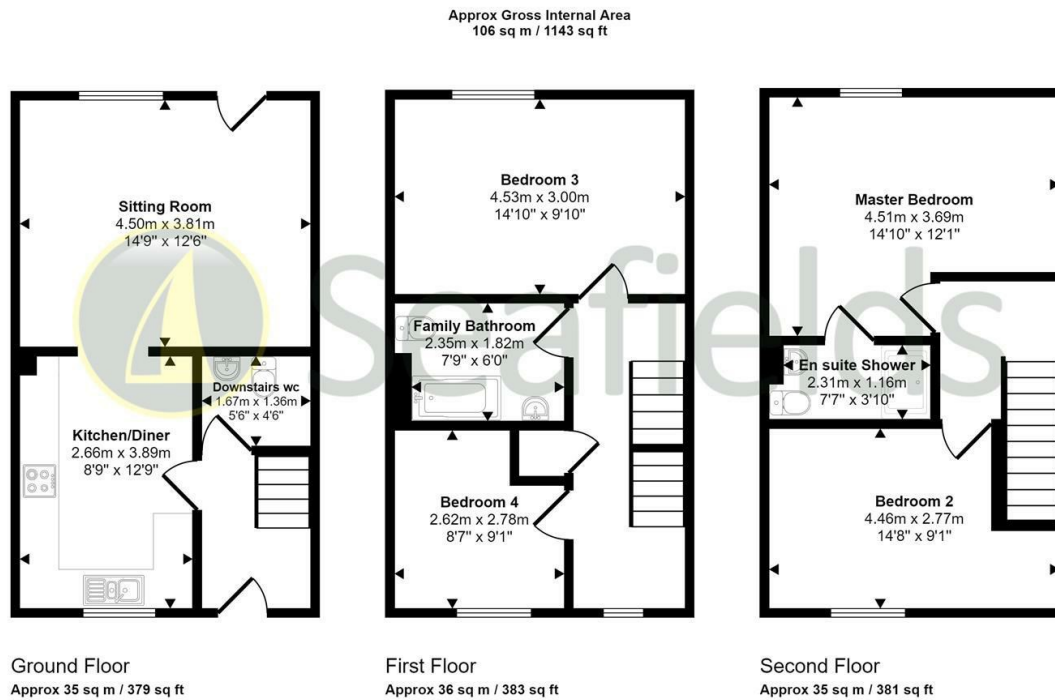
Flood Risk: No Risk

Conservation Area: No

Listed Building: No

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.



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
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			
	76		85
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

