



Guide Price £425,000

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





## **AN ENVIABLE SEASIDE SETTING ... WITH RESIDENTS' SLIPWAY!**

Situated within the serene and most sought after coastal location of Westfield Park, this **DETACHED BUNGALOW** enjoys sea views plus direct **BEACH ACCESS** via the residents' private slipway (ideal for water sports enthusiasts or indeed those wishing to enjoy a stroll along the beautiful sandy beaches). The well proportioned accommodation comprises a charming sitting room with open plan arrangement through to the kitchen/dining room (from where one can enjoy views of the busy Solent scene). There are also 3 **BEDROOMS** plus a white bathroom suite - with the additional bonus of an external **GARDEN ROOM**/studio with w.c. Offering a lovely 'feel' throughout, further benefits include natural timber flooring, **GAS CENTRAL HEATING**, double glazing and a large loft offering ample extra storage. Externally, there are very secluded rear (and side) **GARDENS**, plus a long driveway leading to the **GARAGE**. Just a stroll away from Ryde School, the host of town amenities plus Island and mainland transport links, this **CHAIN FREE** home is well worth a visit.

### **ACCOMMODATION:**

Accessed via the southerly side of the property, a covered storm porch with part-glazed entrance door into:

### **HALLWAY:**

A welcoming hallway with natural timber floorboards. Radiator. Access to part-boarded loft (with pull down ladder). Large built-in airing cupboard housing Vaillant gas boiler. Doors to:

### **SITTING ROOM:**

A lovely bright and airy dual aspect room with double glazed window to side and bow window to front. Radiator. Attractive feature fireplace with cast iron insert and timber mantle. Pendant and wall lighting. Wide opening leading to dining area.

### **KITCHEN/DINER:**

Spacious dual aspect open plan kitchen/dining room with double glazed windows to front and side - the latter offering super sea and mainland views. Radiator. The fitted kitchen comprises a range of cupboard and drawer units with solid timber work surfaces over incorporating sink unit. Integral 4-ring gas hob with oven under and extractor over. Space and plumbing for washing machine and fridge. Cupboard housing electric meter and consumer unit. Part glazed door leading to outside. Track spot lighting. Return door to hall.

### **BEDROOM 1:**

Well proportioned double bedroom with double glazed windows and French doors leading to rear garden. Timber flooring. Radiator. Large triple width fitted wardrobe/cupboard.

### **BEDROOM 2:**

Another double bedroom with double glazed window over-looking rear garden. Timber flooring. Radiator.

### **BEDROOM 3:**

A carpeted bedroom with double glazed window to side. Radiator.

### **BATHROOM:**

White suite comprising bath with shower over and rail; wash basin and w.c. Double glazed window to side. Radiator.

### **GARDEN:**

There is a pretty, very secluded enclosed rear garden comprising decked area with the rest being mainly laid to lawn with shrub and tree borders. Gated access to side where there is a raised lawned area and further fence/gateway leading to the front comprising an open plan lawned area with assorted plants.

### **GARDEN ROOM & WC:**

The added bonus is the outhouse (adjoining the garage) - accessed via door from the rear garden - with light, power, window and w.c.

### **DRIVEWAY and GARAGE:**

Long private driveway providing off-street parking for up to 3 vehicles (one of which can be beyond a 5-bar gate) which leads to the **GARAGE** with up and over door.

### **TENURE:**

Freehold

### **USEFUL PROPERTY FACTS:**

Westfield Park Slipway: An annual residents' fee (£50p.a.) payable to John Rowell Managing Agent

Council Tax Band: E

EPC Rating: D

Conservation Area: No

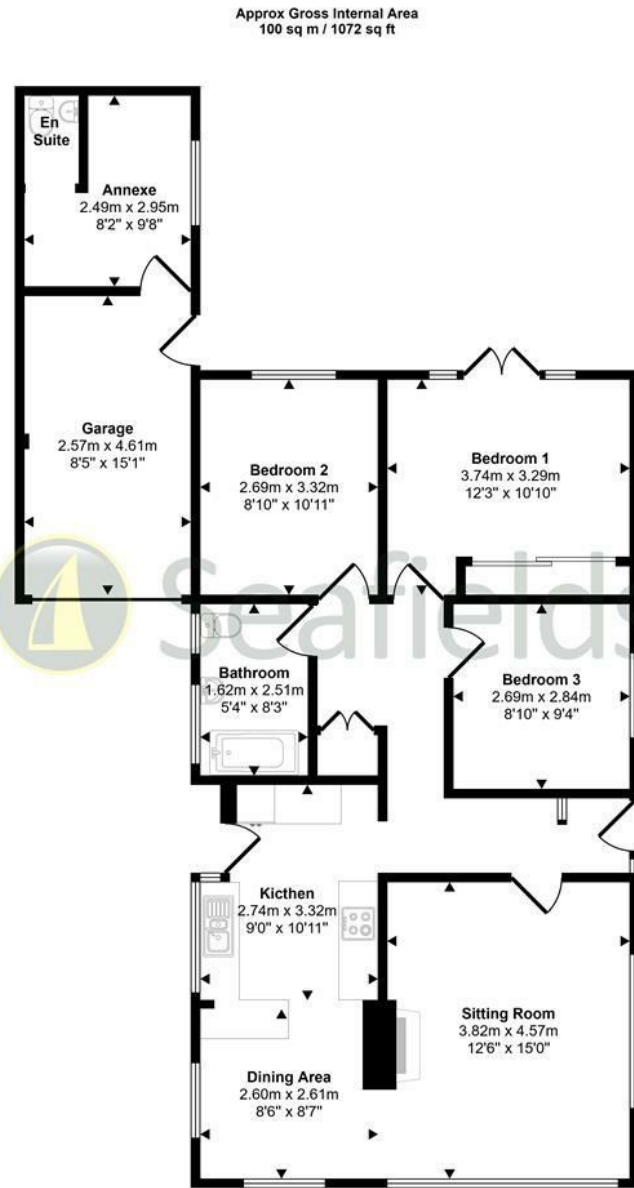
Flood Risk: None

Construction: Traditional brick build

Sellers' Situation: Chain Free

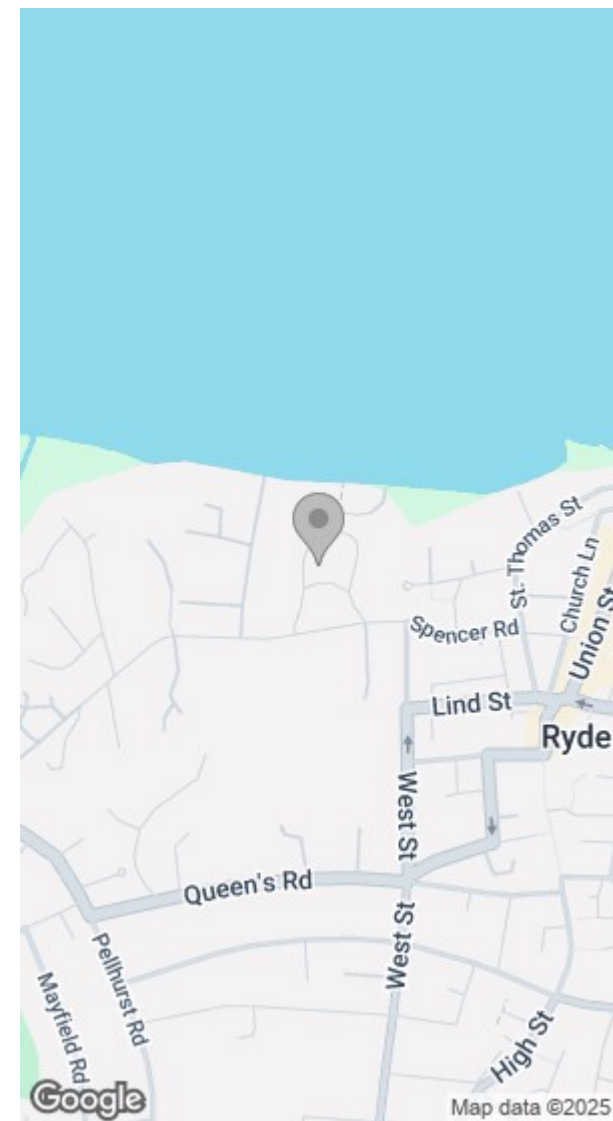
### **DISCLAIMER:**

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.



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



