



Guide Price £290,000

FLAT 16C THE STRAND, RYDE, ISLE OF WIGHT, PO33 1JE



LOVELY PENTHOUSE MOMENTS FROM SEA SHORE!

Offering the most **FABULOUS SEA VIEWS**, this split-level 2 **DOUBLE BEDROOM** apartment is located within an attractive Grade II Listed residence of 2 other apartments. A private flight of stairs leads to the upper floor which comprises a very well proportioned 19ft sitting/dining room offering the most wonderful outlook across the golden sands, Solent and mainland beyond. There is a separate kitchen/breakfast room, large modern bathroom and 2 wc's, plus the 2 **DOUBLE BEDROOMS** (one measuring up to 16' x 14'), the other currently utilised as a separate dining room). The property further benefits from ornate fireplaces and **GAS CENTRAL HEATING**. Just moments from the long stretch of beautiful sandy beaches and marina, nearby amenities include the community swimming pool, rowing club, Ryde's shopping centre, the bus station and a superb choice of eateries. For mainland commuters, the position is ideal, with fast speed passenger ferry links to Portsmouth and Southsea within a few minutes' walk. A luxurious home which certainly must be seen within to be appreciated.

ACCOMMODATION:

Few steps up to entrance door into shared Hallway Private entrance door to 16c Hall with coat hanging space and window to side. Carpeted stairs leading to half landing (with door to separate w.c.) and the upper hallway):

SEPARATE W.C.:

Comprising suite of w.c. Window to front.

UPPER LANDING:

Large split level carpeted landing with archway and, at the far end, an attractive large stained glass internal window. Obscured window to side offering ample natural light. Doors to:

KITCHEN/BREAKFAST ROOM:

A well proportioned modern fitted kitchen comprising range of matching blue fronted cupboard and drawer units with contrasting work surfaces over incorporating double bowl sink unit. Tiled splash backs. Space for cooker, washing machine and tumble dryer. Wooden floorboards. Radiator. Large southerly window. Access to loft space. Within recess, high level wall mounted Worcester gas boiler.

SITTING/DINING ROOM:

A charming, 'grand' room with large walk-in bay offering high ceilings with cornicing and 2 windows (plus working shutters) commanding stunning views across the beaches, Solent and mainland beyond. Radiators x 2. Attractive marble fireplace with tiled hearth and cast iron insert. The original substantial double doors leading to Bedroom 2 (currently utilised as dining room).

BEDROOM 1:

Substantial double bedroom (measuring up to 16ft in depth) with carpeted flooring. Window to front. Radiator.

BEDROOM 2:

Very well proportioned carpeted double bedroom with window offering spectacular views over the sea front, Solent and mainland beyond. Radiator. Attractive marble

fireplace with tiled hearth. High level ceiling with cornicing. Access to loft space. Large double opening doors to Sitting Room. Return door to Hall.

BATHROOM:

Large modern bathroom with tiled flooring. Comprising white suite of panelled bath with Mira shower over and glazed screen; w.c. and vanity unit with inset 'Villeroy & Boch' wash hand basin. Radiator. Obscured window to front.

TENURE:

Long Leasehold (999 year lease; 947 years remaining)

Ground Rent: £10 p.a.

In House Management by Freeholder

Maintenance/Buildings Insurance: One third

Pets: permitted as long as not a nuisance to other residents;; Holiday Lets are not permitted.

OTHER PROPERTY FACTS:

Council Tax Band: B

EPC Exempt due to Grade II Listing

Conservation Area: Yes

Listing: Grade II

Flood Risk: No risk to this apartment (however, the lower floor of the building was affected in recent years)

Services: All services are mains connected, unless otherwise stated.

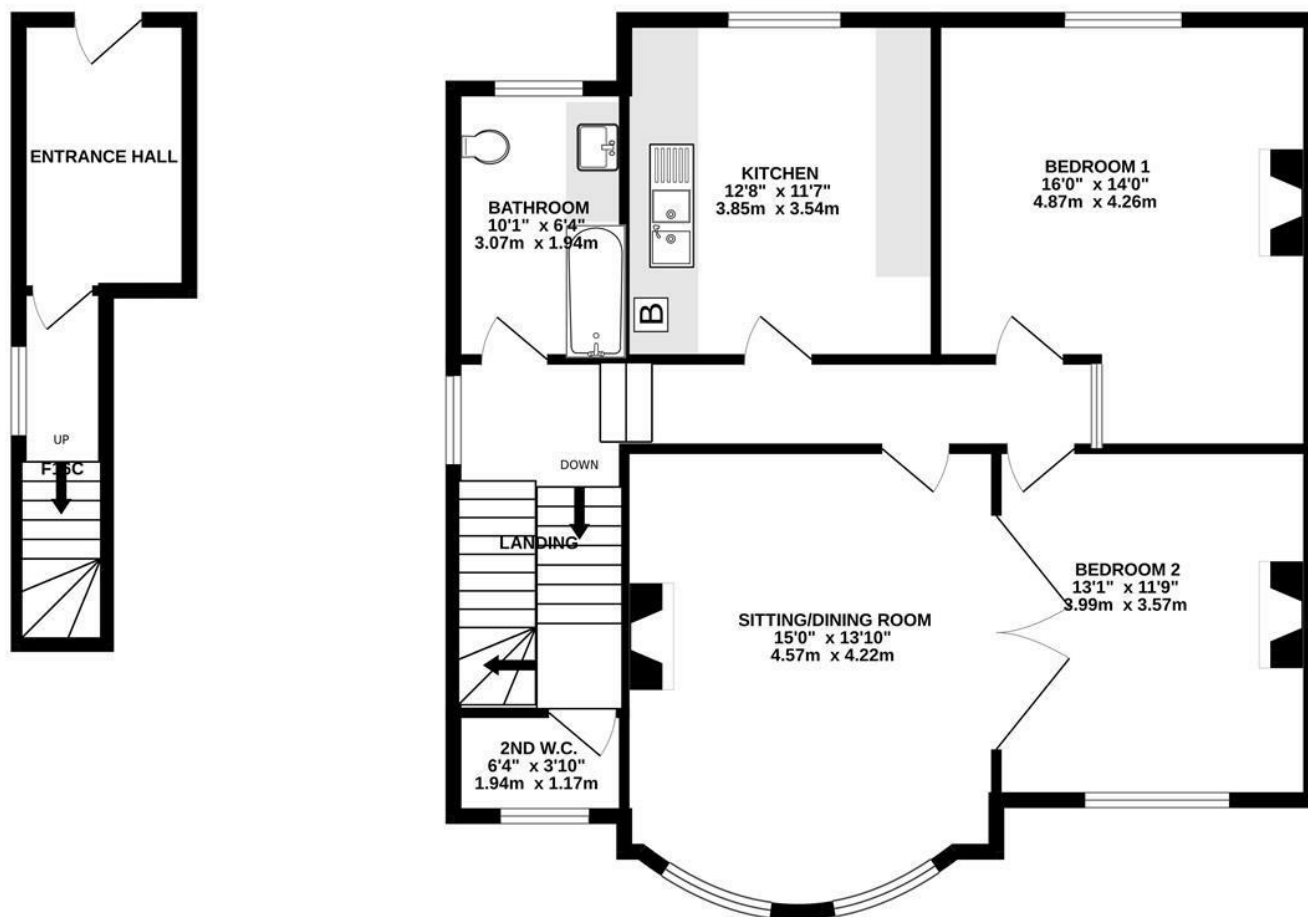
Seller's circumstances: Change of circumstances and moving away from area.

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.

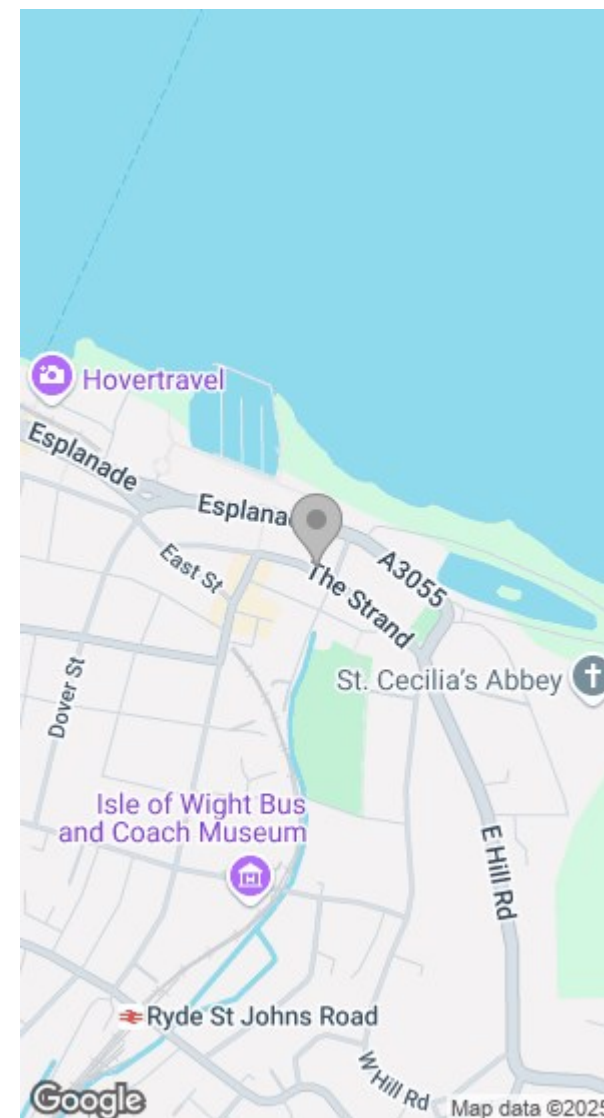
GROUND FLOOR
107 sq.ft. (9.9 sq.m.) approx.

1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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