



 **Seafields**



**Guide Price £175,000**  
**15 WELLINGTON COURT, AUGUSTA ROAD, RYDE, PO33 3AT**

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## COASTAL LIVING WITH SUPER SEA VIEWS!

Located within the most enviable seaside grounds of Wellington Court, this incredibly stylish **FIRST FLOOR** apartment is set aside from the main residence, offering such tranquility and privacy, plus great convenience. The entrance hall opens into a stunning open-plan triple aspect living area which incorporates a striking kitchen range as well as contemporary built in media unit, and offers superb **SEA VIEWS**. This residence also offers a well proportioned **DOUBLE BEDROOM** with built in cupboards plus a quality shower room. Benefits include **GAS CENTRAL HEATING** and double glazed timber framed windows - plus lovely large, well maintained **BEACHSIDE GARDENS** with lawns, patio and residents' seating area. The huge bonus is the steps giving residents direct **BEACH ACCESS** - from where one can stroll along to the Pier, and a short cut route to the host of town amenities, eateries and water sports venues. Certainly an **IMPECCABLE** residence ideal for those seeking a first, second, retirement or investment home.

### COMMUNAL ENTRANCE:

Communal carpeted entrance. Attractive arched window overlooking communal gardens with further door and stairs leading to the first floor. Private door to No. 15.

### HALLWAY:

Bright hall with sea facing window offering ample natural light. Radiator. Ceiling light. Sliding doors with privacy glass leading to bedroom and shower room. Radiator. Ceiling light.

### SITTING ROOM/KITCHEN:

An elegant contemporary open plan living and kitchen space, beautifully positioned to enjoy breathtaking dual aspect views over the gardens and out to sea. A series of wood framed, double glazed windows bathe the room in natural light, enhancing the sense of space and refinement. The bespoke fitted kitchen features sleek high gloss fronted cabinetry with coordinated drawer units, set against contrasting work surfaces, incorporating a black sink with drainer. Integrated gas hob and oven and space for tall fridge/freezer. Wooden flooring throughout. Radiator. Ceiling lights x 3. A seamless and functional layout - which also includes a smart feature wall including a media/sound system.

### DOUBLE BEDROOM:

A well proportioned double bedroom featuring wood framed windows to rear. A sleek vertical 'ladder' style radiator adds a modern touch, while a large utility cupboard houses the washing machine with added shelving. An extra cupboard holds the boiler and offers additional storage. Ceiling light.

### SHOWER ROOM:

Suite comprising a generous walk in shower, a sleek vanity hand basin and w.c., all finished with white tiling. A black panel style heated towel rail, large wall mounted mirror and spotlighting. Wood effect floor tiles. Loft hatch offering shallow storage space.

### GARDENS:

The communal gardens at Wellington Court provide a wonderful outdoor setting, with landscaped lawns and a gently curving pathway leading to a wide terrace by the sea. An elevated, tucked away terrace offers a peaceful spot for al fresco dining, with a fishpond adding to the sense of calm. There is a gateway and steps giving direct beach access.

### PARKING:

Within the grounds of Wellington Court, there is a parking space for No. 15.

### TENURE:

Leasehold: 150 years w.e.f. 1987  
Residents own a share of freehold  
Management Fee (2025) = £1148 p.a.  
Ground Rent: £30 p.a.  
Holiday lets are not permitted within the lease.

### OTHER PROPERTY FACTS:

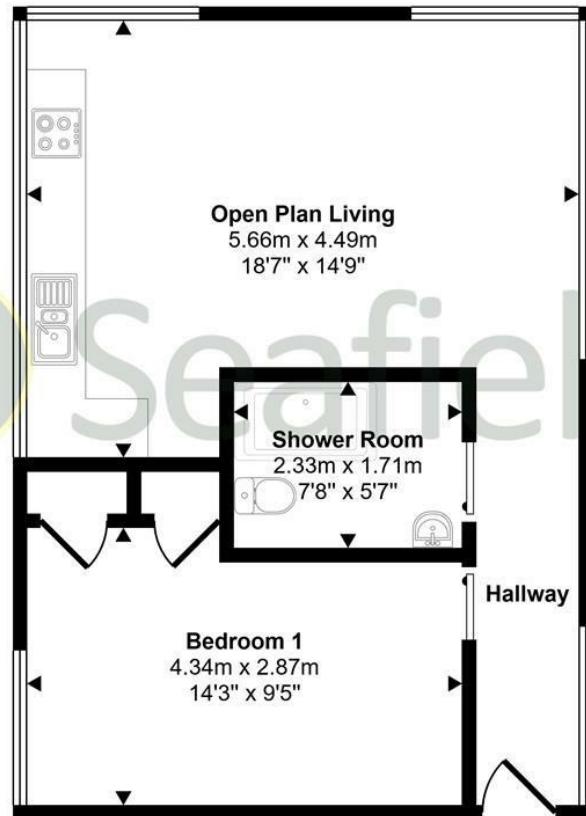
Council Tax Band: A  
EPC Rating: Tbc  
Conservation Area: Yes  
Listed Building: No  
Flood Risk: Low

### 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.

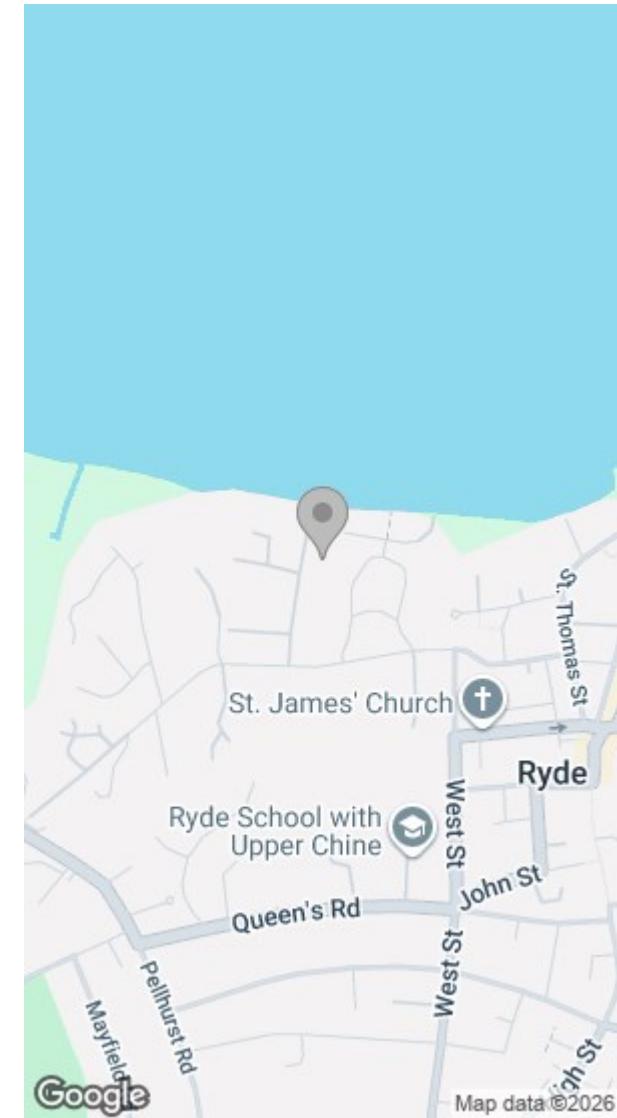


Approx Gross Internal Area  
45 sq m / 486 sq ft



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		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			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

