



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE



# 12, Brigstocke Terrace

Ryde, PO33 2PD



**£219,000**  
LEASEHOLD



Forming part of the historic Brigstocke Terrace, this beautifully presented apartment boasts spectacular sea views and is located just moments away from Ryde's famed sandy beaches and the town centre.

- Two-bedroom top floor apartment
- Grade II listed Georgian residence
- Open plan living area with panoramic sea views
- Parking available in a residents car park
- Moments from shops, beaches, and mainland travel links
- Offered for sale CHAIN FREE
- Beautifully presented throughout
- Envious seaside location
- South facing communal gardens
- Fantastic first-time purchase or seaside holiday home

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Enjoying a peaceful top floor position within this prestigious Grade II listed residence, this fabulous apartment offers a remarkable outlook over the bustling Solent and a highly desirable open plan living environment offering a generous, sociable space. Built circa 1830, Brigstocke Terrace is set in an enviable position offering a convenient and blissful seaside lifestyle.

Beautifully presented, the interiors offer clean modern finishes with a neutral colour palette and coordinating carpets throughout, providing a stylish, unified home. Featuring a split-level entrance hall, the accommodation comprises a spacious living area with spectacular, far-reaching sea views across to Portsmouth and a modern kitchen area complete with integrated appliances. Continuing from the living space, an internal lobby gives access to a bathroom and two bedrooms, each offering a double size and rear views to St Thomas Church.

This prestigious building and the surrounding grounds are very well maintained, providing residents with a delightful south-facing communal garden to enjoy and off-road parking in the allocated car park to the front.

An abundance of High Street amenities are located just a short stroll away offering boutique shops, convenience stores, and a superb choice of eateries. Ryde seafront is also within short walking distance providing blissful days out on sandy beaches, high-speed ferry services for those quick trips to the mainland, and numerous leisure activities such as ten-pin bowling and an open-top swimming pool. The Fishbourne to Portsmouth car ferry service is located only three miles away and regular transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train station situated along The Esplanade.

### **Welcome to 12 Brigstocke Terrace**

Approaching this historic building from the Brigstocke Terrace car park, apartment number 12 is accessed via a set of paved steps on the right-hand side. A smart communal entrance door with pillar features on either side opens to a communal hallway with a turning staircase which ascends to this top floor apartment.

### **Entrance Hall**

*extending to 13'11 (extending to 4.24m)*

Lit by spotlighting, this split-level entrance hall has a glazed door giving access to:

### **Open Plan Living-Kitchen Space**

*20'02 x 17'05 (6.15m x 5.31m)*

With three, sea view windows to the front and a fitted kitchen area with modern, wood-topped cabinets incorporating a 1.5 stainless steel sink, and Bosch appliances including a dishwasher, a washer-dryer, and an electric oven plus a hob beneath a cooker hood. There is also an integrated Lamona fridge within a kitchen island unit. Additionally, the room has two storage cupboards which contain the electrical consumer units and a water cylinder.

### **Lobby**

With doors giving access to:

### **Bathroom**

*7'08 max x 5'01 (2.34m max x 1.55m)*

With neutral wall tiling and a bathroom suite comprising a double-ended bath with an electric shower over, a pedestal hand basin with an illuminated mirror above, and a w.c. beneath a large mirror concealing the water meter cupboard. The room has a pebble-style vinyl floor and a heated towel rail.

### **Bedroom One**

*12'05 x 9'10 (3.78m x 3.00m)*

A double-sized room with a window to the rear aspect.



### **Bedroom Two**

*13'02 x 7'0 (4.01m x 2.13m)*

Again, a double bedroom with a window to the rear.

### **Outside**

To the rear of Brigstocke Terrace is a well-maintained south facing communal garden which is mainly laid to lawn with a variety of flowering shrubs and boundary hedging. There is also a delightful paved seating area where residents are welcome to relax and enjoy the peaceful environment.

### **Parking**

One parking permit is included with the apartment which can be used in the residents' car park to the front of the building.

This immaculate coastal apartment is an absolute must-view and would make a fabulous permanent residence or a blissful seaside bolthole with sandy beaches and plenty of conveniences on the doorstep. A viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Leasehold

Lease Term: 500 years from 24th June 1972 (448 years remaining)

Maintenance Charge: Per annum (April to March). Approx £1900 last year

Ground Rent: £10 per annum

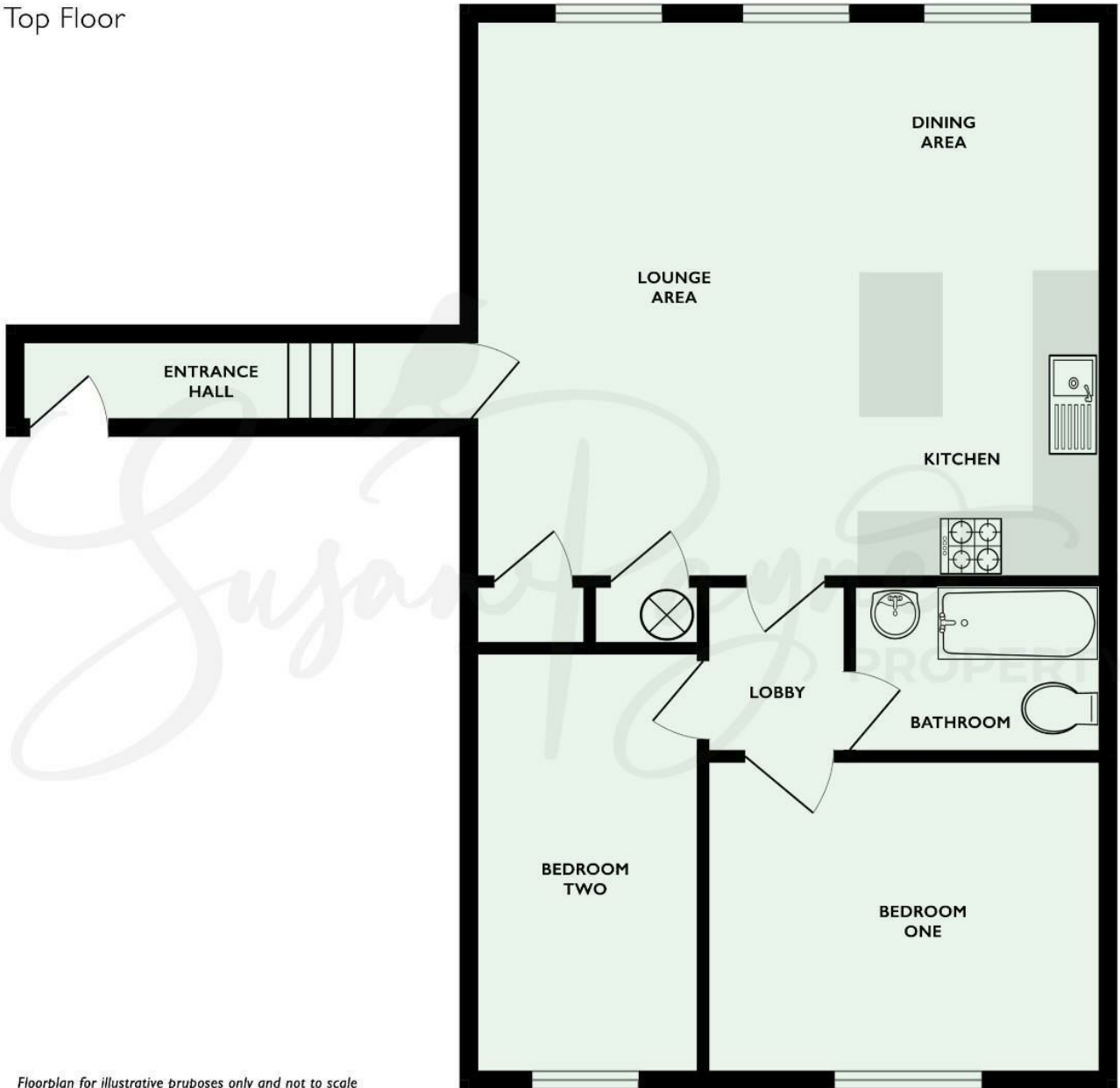
Council Tax Band: B

Services: Mains water and drainage, electricity (heating/hot water provided by off-peak economy 7)

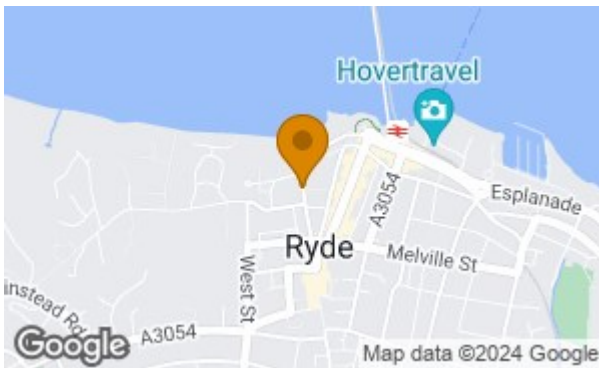




Top Floor



Floorplan for illustrative purposes only and not to scale



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

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

Agent Notes:

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