



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



11, The Havens

Main Road, Havenstreet, Ryde, PO33 4AE



Forming part of a superbly converted historical building, this exceptional, two-bedroom second-floor apartment boasts panoramic countryside views and offers a fabulous open-plan living space.

- Luxurious second-floor apartment
- Two beautifully appointed double bedrooms
- Generous open-plan living space
- High-specification kitchen with integral appliances
- Popular rural village location
- Breathtaking, panoramic countryside views
- Superbly presented shower room
- Allocated parking for one vehicle plus visitor parking
- Convenient for principal towns of Newport and Ryde
- Offered for sale chain free

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

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Enjoying a semi-rural village location, this exquisite apartment is surrounded by idyllic countryside walks, yet is conveniently positioned for the island's principal towns of Ryde and Newport. From the moment you step into The Havens, it is evident that no expense has been spared in the conversion of this beautiful building with a communal entrance hall creating a striking first impression with its wealth of period features exuding Victorian elegance and grandeur.

Commanding panoramic views across the spectacular rural landscape, number 11 enjoys a peaceful top-floor position and has an entrance hall providing an accurate glimpse at the immaculate interiors this apartment has to offer with contemporary neutral interiors and cosy carpets providing an effortlessly stylish scheme throughout. Each of the rooms feed off the entrance hall with two double bedrooms benefiting from built-in wardrobes, a superb shower room with a heritage-style theme, and a spacious open-plan living space combining a lounge, dining, and modern kitchen area complete with integrated appliances.

To the side of the building, each apartment benefits from an allocated parking space within a residents car park, a communal grassed lawn for residents use, bicycle storage and a handy dustbin store to keep outside areas neat and tidy.

A spectacular countryside setting surrounds the village of Havenstreet which provides miles of rural footpaths and bridleways, where the demands of everyday life can be exchanged for fresh air, peace and tranquillity. The village offers good local amenities including a dairy, community centre, a recreational park and The White Hart; a popular and traditional pub renowned for great food. The Isle of Wight Steam Railway is situated close by and offers visitors an opportunity to step back to a bygone era and travel through some of the island's most captivating countryside in the splendour of restored steam locomotive carriages. Located to the northeast of the Island, Havenstreet is very conveniently nestled midway between the principal towns of Newport and Ryde. Therefore, it has good connectivity with the many facilities and amenities offered in each town which include wonderful eateries, independent shops, beautiful sandy beaches, Island-wide and mainland travel links, cinemas and community theatres.

Welcome to 11 The Havens

A set of attractive double doors from the front of the building open to the grand communal entrance hall with a turning staircase ascending to the elegant first floor which has a further staircase leading to number 11.

Entrance Hall

extending to 14'04 (extending to 4.37m)

With a secure telephone entry system, plus a series of matching panel doors opening to a built-in cloak cupboard and the following rooms:

Open-plan Living and Kitchen Area

21'01 x 16'01 (6.43m x 4.90m)

With dual aspect, arch-topped windows providing rural views, and a kitchen area fitted with a wood-style flooring and sleek cabinetry including integrated appliances which comprise a dishwasher, a microwave, a washing machine, and a fridge-freezer. A countertop incorporates a stainless steel sink and drainer, and gas hob with a cooker hood above plus an electric oven located beneath.

Bedroom One

13'01 max x 8'11 (3.99m max x 2.72m)

With a rural views from a window to the side aspect and a built-in wardrobe with double doors.

**Bedroom Two**

14'01 max x 8'11 (4.29m max x 2.72m)

Again, with a window to the side offering scenic views and a built-in, double wardrobe complete with a handy pull-down desk.

Shower Room

8'09 x 3'06 (2.67m x 1.07m)

With heritage-style floor tiling, and a fitted unit incorporating a dual flush w.c. plus a hand basin with a large, arched mirror above. There is a chrome heated towel rail and a large shower cubicle with a stone-style tile surround and rainfall shower fixture.

Parking

An allocated parking bay for one vehicle is included with the apartment within a private residents car park. There are also two visitor parking bays for use by all residents.

Providing a luxurious permanent residence or a fantastic low-maintenance holiday home, this superbly presented apartment offers a peaceful lifestyle choice and is an absolute must-view. A viewing is highly recommended with the sole agent Susan Payne Property.

Additional Information

Tenure: Leasehold

Lease Term: 125 years from 2018

Maintenance Fees & Ground Rent: Approx £1500 per annum

Council Tax Band: B

Services: Gas central heating, electricity, mains water and drainage. Broadband/telephone connection and communal TV aerial to lounge and both bedrooms.



SECOND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA - 713 sq. ft. (66.2 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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| 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 | | | |
| England & Wales | | 78 | 78 |
| | EU Directive 2002/91/EC | | |

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

Agent Notes:

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