

*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 4c, Spencer Road

Ryde, Isle of Wight PO33 2NZ



**£229,950**

LEASEHOLD - SHARE OF  
FREEHOLD




With fantastic sea views from the balcony, this stunning two-bedroom apartment is set in a Grade II listed period building and is located on sought-after Spencer Road, conveniently near to the amenities of Ryde.

- Two-bedroom two-bathroom first-floor apartment
- Long lease and a share of the freehold
- On-street permit parking available nearby
- Situated in a highly sought-after area of Ryde
- Short walk to expansive golden sandy beaches
- Spectacular sea views across The Solent
- Well maintained and updated throughout
- Grade II listed with characterful original features
- Close to local amenities and mainland travel links
- 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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Built circa 1870, this fantastic apartment is located on the first floor of Regency House and exhibits breathtakingly beautiful views across The Solent. The spacious and well-maintained property features period sash windows, high ceilings, and deep skirting boards which is in keeping with the Victorian building. The stylish interiors within the property have been beautifully maintained and updated including a new kitchen and boiler in 2019.

Situated in a peaceful and historical location in Ryde, tranquil coastal walks along the expansive golden beaches and to historical places of interest are located right on the doorstep of the property including the 'Ladies Walk' footpath that leads to the magnificent Quarr Abbey with its popular tea rooms providing a welcome stop offering a range of tasty refreshments within a peaceful environment. Ryde's Union Street and High Street are conveniently located just a short walk away and supply plenty of local amenities including a selection of boutique shops, convenience stores, and a superb choice of eateries. This popular seaside town is home to a whole host of family entertainment and activities to enjoy such as ten pin bowling, fun-packed days at the seaside, an open-air swimming pool, traditional amusements and even a local cinema. With good local schools nearby such as the independent Ryde School, the location is perfect for easy access to high-speed foot passenger ferry services along the esplanade and a regular car ferry service from Fishbourne to Portsmouth is just 3.2 miles away.

The accommodation comprises an entrance hall leading to the kitchen, the lounge-diner, a shower room, storage cupboard and two double bedrooms (one with an en-suite). There is access to the balcony from the lounge-diner.

### **Welcome to 4c Spencer Road**

Traditional doors open into the tidy communal entrance hall and a carpeted turning staircase leads up to the first floor. A useful, lockable storage cupboard is located on the stairwell which provides the apartment with additional storage.

### **Entrance Hall**

The front door opens into a unique pentagonal entrance hall which is carpeted and lit by two pendant ceiling lights. There is access from the entrance hall to each room in the apartment and a tidy cabinet concealing the electrical consumer unit. A handy walk-in cupboard offers plenty of space to store coats and shoes, plus there is shelving and a light. An open archway from the hall opens into the kitchen.

### **Kitchen**

*7'10" x 6'10" (2.4 x 2.1)*

Beautifully presented with grey base and wall cabinets and a light wood worktop, this galley style kitchen offers plenty of cabinet storage as well as integrated appliances including a gas hob, an electric oven, a composite sink and drainer, and a bin caddy. There is a stainless-steel cooker hood over the hobs and a neutral tiled splashback around the room. A large sash window to the front aspect fills the room with natural light plus there is a serving hatch into the lounge-diner which also brings more natural light into the space. The space is finished with recessed spotlights and a black tile floor.

### **Lounge-Diner**

*11'9" max x 19'8" (3.6 max x 6)*

Flooded with natural light from the large patio doors to the rear aspect, this fantastic room has plenty of space for lounging furniture as well as benefitting from an elevated platform which commands stunning sea views, with access to the balcony. The elevated dining space offers handy storage under as well as a balustrade and a smart wooden floor. The lounge space is carpeted and has a modern electric fire in the space, plus there is a ceiling light, a few recessed spotlights and two picture wall lights.



### **Balcony**

Boasting uninterrupted sea views of The Solent, this fantastic balcony space offers the new owners to put their own stamp on, if desired. The wooden, decked space offers a generous area for al fresco dining or for lounging furniture and enjoys morning and afternoon sunshine as well as stunning sunsets through the warmer months.

### **Shower Room**

Benefitting from a large, obscure glazed sash window to the front aspect, this space is tiled with neutral floor tiles and pale blue midway wall tiles. The room is equipped with a shower cubicle including an electric shower, a dual flush w.c, a pedestal hand basin, and a chrome heated towel rail.

### **Bedroom One**

*14'9" x 11'9" (4.5 x 3.6)*

This generous double bedroom offers three floor-to-ceiling sash windows in a slightly curved wall to the rear aspect flooding the space with natural light. There is a large built-in wardrobe, a ceiling light, plus there is access to the en-suite.

### **En-Suite Bathroom**

Converted into a bathroom around 20 years ago, this lovely en-suite is fully equipped with a shower cubicle with an electric shower, a spa bath, a dual flush w.c, and a wall mounted hand basin. There is a double-glazed window to the rear aspect with beautiful views of The Solent, the space is lit by recessed spotlights, and it is accessed via a few steps up from the bedroom. The room is finished with neutral floor and wall tiles.

### **Bedroom Two**

*10'2" max x 10'2" (3.1 max x 3.1)*

Lit by natural light from the large sash window to the front aspect, this double bedroom features lovely cornice detailing, two tone wall colour, and a ceiling light. There is a feature fireplace which adds additional character to the room.

### **Parking**

There is on-road permit parking available on surrounding roads. Please see the Isle of Wight council website for more information.

Apartment 4c Spencer Road offers a fantastic opportunity to acquire a tidy two-bedroom two-bathroom apartment with fantastic sea views, located just a few minutes from high street amenities. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Leasehold with Share of Freehold

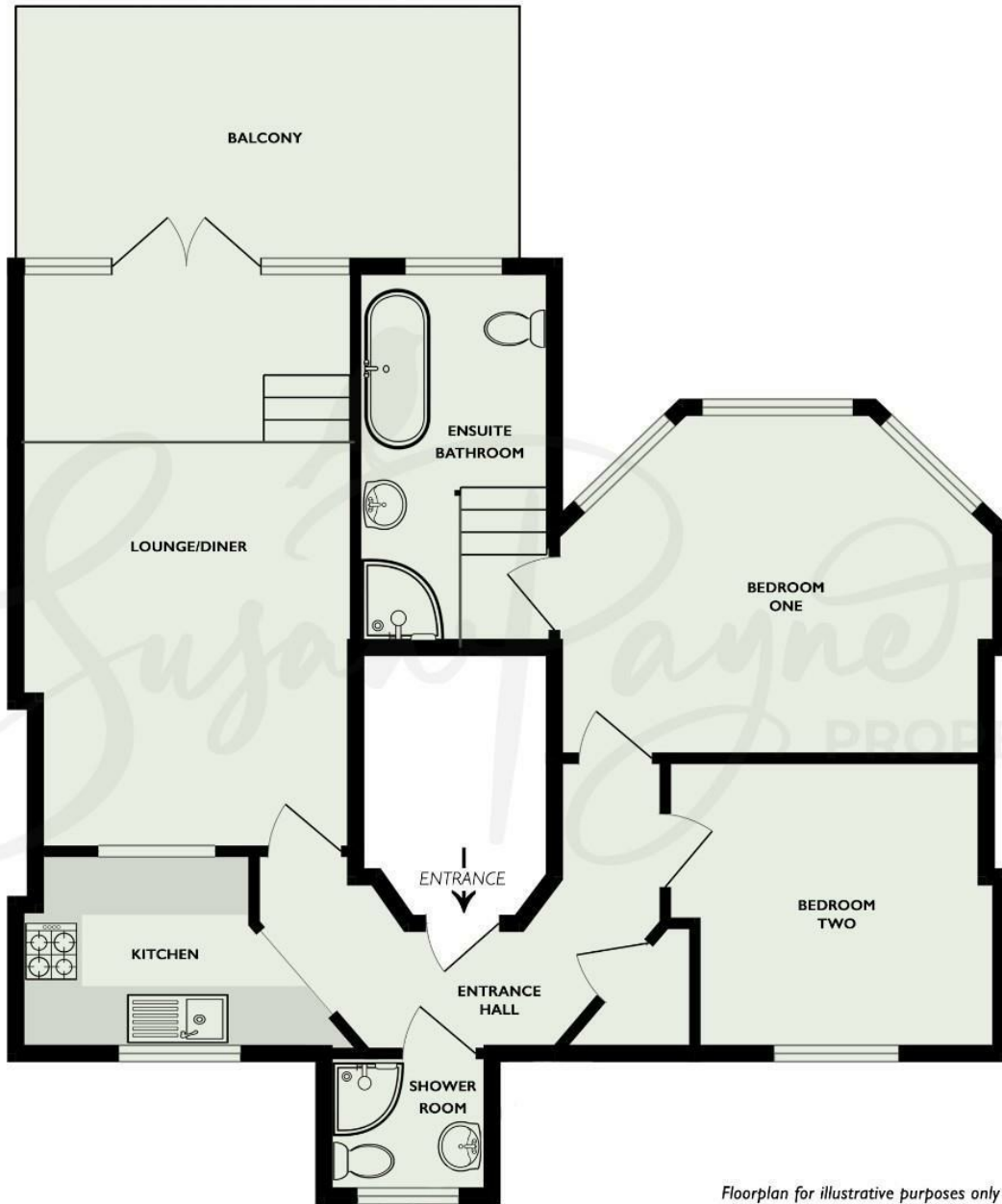
Lease Length: 999 years from March 1962 (938 years remaining)

Additional Charges: £25 per month (will be increasing to approx. £50 next quarter)

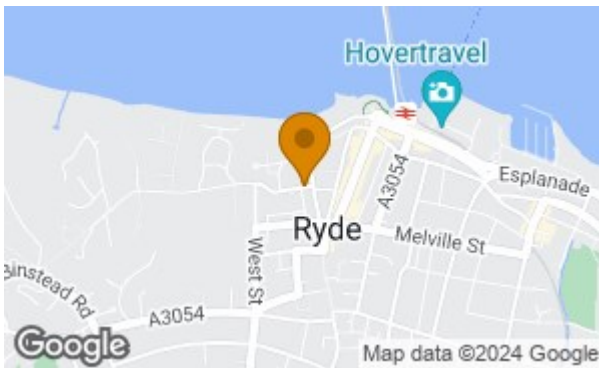
Council Tax Band: B

Services: Mains water and drainage, gas, electricity





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:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.