

*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 21a, Cross Street

Ryde, Isle of Wight PO33 2AA



Situated just moments from golden beaches and Ryde town centre, this spacious three-bedroom split level apartment has recently undergone an extensive renovation project and boasts remarkable, far-reaching sea views.

- Centrally located, spacious split level apartment
- Extensively renovated throughout
- Immaculate, contemporary finishes
- Open plan living area with a stylish kitchen
- Gas central heating and double glazing installed
- Rental income opportunity, or perfect 'lock-and-leave'
- Principle bedroom with en-suite shower room
- Fantastic, far-reaching sea views
- Three double-sized bedrooms
- Moments from shops, beaches and mainland travel links

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

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Forming part of an impressive, historical building, the property has been completely transformed into a luxurious split level apartment offering beautifully restored interiors with contemporary finishes and high-quality fixtures. Benefitting from a private entrance door, the accommodation features superb high ceilings and is immaculately presented with a fresh white wall decor throughout which further enhances the abundance of internal natural light. Fully restored externally to enhance the characterful facade, the property also benefits from being completely rewired and replumbed, and a new gas central heating system, as well as new double glazing, have been installed where required to ensure a cosy home. Additionally, the bathroom and en-suite shower room each boast underfloor floor heating. The result is a welcoming and stylish home which provides the new owners with peace of mind that an extensive amount of upgrades have been completed. Furthermore, 21a Cross Street is entitled to apply for residents' parking permits for two vehicles at nearby on-street parking bays plus council car park locations, and the current vendors are happy to cover the cost of these permits for the first two years.

Arranged over the upper two floors of the building, providing a practical and spacious living environment, the accommodation comprises a turning staircase leading to a first floor landing which provides access to a double bedroom, a cloakroom and an open plan living space fitted with a contemporary kitchen area. A further staircase from the first floor landing leads to the top floor which provides a further double-sized bedroom, a fully-equipped modern bathroom and a principal double bedroom complete with an en-suite shower room.

Set in an enviable position offering a convenient and desirable coastal lifestyle, blissful days out on sandy beaches are within easy walking distance and Ryde's bustling town centre is right on the doorstep of the property offering a selection of boutique shops, a superb choice of eateries, seaside entertainment and a local cinema. High-speed foot passenger ferry travel to Portsmouth are just a short stroll away on Ryde Esplanade along with regular transport connections across the island from the Southern Vectis bus station and Island Line train line service. Additionally, the Fishbourne to Portsmouth car ferry service is only a short three-mile journey away from the property.

### **Welcome to 21a Cross Street**

Providing a tucked away entrance, away from the road, an arched walkway from Cross Street leads to the private front door of 21a Cross Street.

### **First Floor Landing**

A turning staircase with a traditional white-painted spindle balustrade leads to the first floor landing and is fitted with a soft grey carpet which replicates throughout the stairwells and bedroom accommodation, providing stylish continuity. Fitted with a radiator and a pendant light fitting, this space enjoys natural light from a window on the stairwell above and provides a series of wooden doors to each of the rooms on this level.



### **Living-Kitchen Area**

Living Area: 16'01 x 14'09 (4.90m x 4.50m)

Kitchen Area: 10'08 x 9'04 (3.25m x 2.84m)

This open plan space enjoys a fabulous bay window to the front aspect comprising a trio of traditional sash windows complete with a window bench from which to enjoy the wonderful sea views beyond. Finished with a high quality wood-effect vinyl floor, this space is warmed by two radiators and there is a pendant light fixture within the living area.

With a breakfast bar providing a sense of separation between the two spaces, the kitchen is fitted with stylish dark cabinetry providing a combination of cupboards, drawers, and a full range of integrated appliances - these include a fridge-freezer, dishwasher, washing machine, double electric oven, microwave, and a wine cooler. A pair of neutral wall cabinets provide further storage space and there is a beautiful marble-effect countertop in a matte finish which incorporates a dark composite 1.5 sink and drainer with a flexible mixer tap beneath a window to the side aspect. The kitchen area is lit by a series of recessed spotlights and a trio of low-hanging pendant lights above the breakfast bar.

### **Bedroom Two**

*16'11 max x 9'03 (5.16m max x 2.82m)*

Featuring a deep box bay window to the rear aspect, this naturally light room is carpeted and fitted with a pendant light fixture as well as a radiator to ensure a cosy space.

### **Cloakroom**

Providing convenient facilities for the first floor level, this space is fitted with a dual flush w.c. and a grey wall-mounted cabinet incorporating a modern hand basin. Benefiting from a heated towel rail and recessed spotlights, this space also houses an Ideal gas boiler and is finished with a grey wood-effect laminate floor.

### **Second Floor Landing**

A further turning staircase from the first floor landing leads to the top floor landing which features a deep window to the rear aspect and a traditional picture rail. Again, a series of coordinating wooden doors open to each of the rooms

### **Bedroom One**

*17'01 x 14'10 max (5.21m x 4.52m max)*

This generously proportioned double bedroom features a trio of arch-topped sash windows to the front aspect offering fantastic sea views across the rooftops. Fitted with a pendant light fixture, this carpeted room also benefits from a radiator and a beautiful en-suite via a wooden door.

### **En-suite Shower Room**

Finished with a grey wood-effect laminate floor, this space has coordinating modern grey units comprising a storage cabinet fitted with a hand basin and a white tile splashback, and a concealed cistern unit incorporating a dual flush w.c. A shower cubicle occupies one wall and has a stylish white tile surround and a clear glazed door. Also located here are recessed spotlights, an extractor fan and a Velux window to allow for natural light.

### **Bedroom Three**

*14'0 x 9'03 (4.27m x 2.82m)*

Featuring a window to the rear aspect, again this carpeted double bedroom benefits from a radiator and a pendant light fixture.



### **Bathroom**

With an opaque glazed window to the side aspect, this spacious bathroom provides the benefits of a panel bath and a separate shower cubicle, both finished with modern chrome fixtures and a large-scale tile surround in white. Fitted, modern grey cabinets incorporate a dual flush w.c. and a contemporary hand basin with a white tile splashback. Also located here is a grey wood-effect laminate floor, recessed spotlights and a large, chrome heated towel rail.

### **Parking**

On-street parking and council car parks are located nearby to Cross Street. Residents can apply for a parking permit from the Isle of Wight Council - please see their website or contact the council for details.

This immaculate, fully renovated split level apartment is a must see property offering stylish design with high quality finishes and a fantastic seaside lifestyle in the heart of Ryde. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

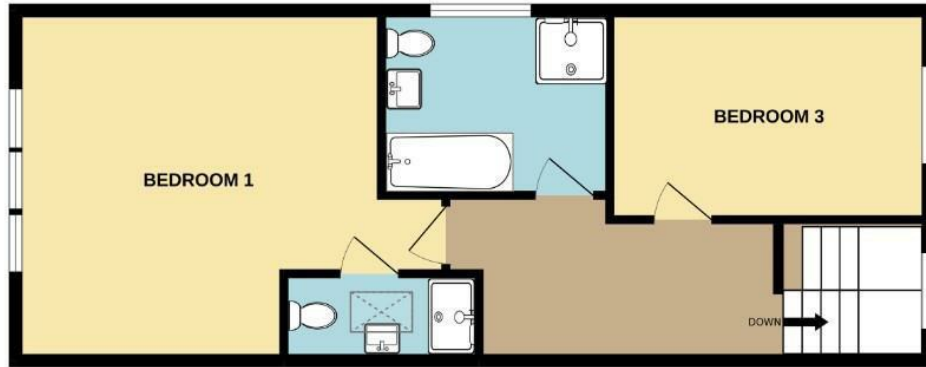
Tenure: Leasehold (Freehold can be acquired for a nominal amount)

Lease Term: 999 years

Service Fees and Ground Rent: Nominal ground rent. Each flat pays a service charge of 37.5% (75% total. Shops below contribute 25%)

Council Tax Band: B

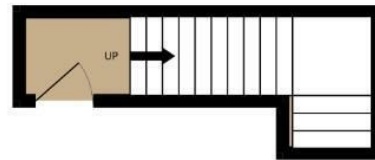
Services: Mains water, drainage, electricity and gas



2ND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



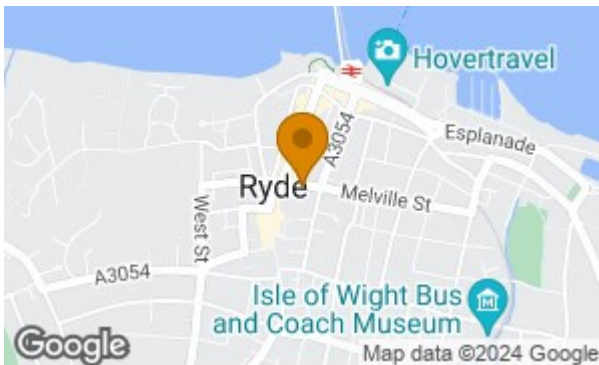
1ST FLOOR  
622 sq.ft. (57.7 sq.m.) approx.





GROUND FLOOR  
70 sq.ft. (6.5 sq.m.) approx.

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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		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) 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			
England & Wales		EU Directive 2002/91/EC	

**Agent Notes:**

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