



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



Flat 1, Westfield Park House

Westfield Park, Ryde, Isle of Wight PO33 3AB



Set in an extremely desirable location, this well-proportioned apartment comes complete with a private entrance, two double-bedrooms, good-size lounge, kitchen/diner and bathroom, a private patio and parking.

- Expansive lower-ground-floor two-bedroom apartment
- Fabulous location just off of Spencer Road in Ryde
- Off-street parking in a residents car park
- Exclusive location close to town, beaches and ferry links
- Private access to the beach via a gated slipway
- Positioned within a stunning, historic period building
- Private entrance, private patio and communal grounds
- Generous room sizes and neutral decoration throughout
- Coastal and rural walks and trails on the doorstep
- 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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The first house to be built in this prestigious area, Westfield Park House was originally constructed in 1811 by the 2nd Earl Spencer, with Spencer Road being named after the Earl. The property has a rich history, becoming home to the French Royal family for a time, with regular visitors including Queen Victoria, and has in more recent years been sympathetically divided into a number of exclusive coastal apartments, all retaining the period character of the original building surrounded by well maintained and presented communal areas. No.1 has been well-maintained, is presented in a neutral scheme throughout and benefits from a private entrance. Accommodation comprises a welcoming entrance hall, two double-bedrooms, a spacious lounge and kitchen/diner and a well-appointed bathroom.

This apartment is the perfect base from which to enjoy some delightful walks, including strolls along the esplanade and the nearby 'Ladies Walk' woodland footpath which passes Ryde Golf Club and leads to the historical Quarr Abbey, a magnificent monastery set amongst acres of countryside. Nearby, Ryde seafront boasts long stretches of sandy beaches with numerous seaside activities on offer, and there are good local primary and secondary schools nearby. Plenty of high street amenities are within short walking distance, including boutique shops and convenience stores, a superb choice of eateries and a local cinema. Another benefit of being so close to the seafront is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.4 miles away from the property. Regular public transport connections across the Island are also within easy reach with the Southern Vectis bus network and Island Line train service providing regular services to/from Ryde.

Welcome to 1, Westfield Park House

From sought-after Westfield Park, a driveway leads between communal lawns and the residents car park to the magnificent stone façade of Westfield Park House. Steps lead down through a private patio area to the private front door of the apartment.

Entrance Hall

extending to 13'9" (extending to 4.21m)

Presented with fresh white décor over a high-quality wood-laminate floor, the entrance hall has twin lights and period style panel doors which lead to the lounge, bathroom and to bedroom one.

Lounge

18'9" x 10'11" (5.73m x 3.35m)

Expansive and light, the lounge benefits from twin aspect glazing, wall lights, white walls and a neutral carpet. A door leads to bedroom two, and there is a characterful arch that leads into the kitchen/diner.

Kitchen/Diner

18'9" x 10'4" (5.72m x 3.16m)

Another generously proportioned room, with plenty of space for a dining table, and featuring French doors which come complete with an inset coir mat and lead out to the rear communal courtyard garden area. The space is illuminated with recessed spotlights. The kitchen is a fantastic mix of base and wall cabinets, with white, shaker style doors complemented by butcher-block wooden worktops, neutral tile splashbacks and the dark tiled floor. Integrated appliances include an electric oven, grill and hob with an extractor over, a dishwasher, and there is also an inset Belfast sink with a heritage style mixer tap, set beneath a window to the front aspect. A full-height utility cupboard neatly houses the hot water system and has a fitted worktop with space and plumbing under for a washing machine.

Bedroom One

16'8" (+wardrobes) x 8'4" (5.09m (+wardrobes) x 2.55m)

The primary bedroom is a good size, with a window to the front aspect, overlooking the patio and filling the space with light. There are twin pendant lights, white walls and a neutral carpet, and to one end there is a wall of built-in wardrobes, complete with period style pine doors.



Bedroom Two

Another double room, bedroom two has a window looking over the rear courtyard, fresh white décor, a neutral carpet and a pendant light.

Bathroom

10'5" x 4'7" (3.20m x 1.42m)

White walls combine with white wall tiles and neutral floor tiles in the bathroom, which also features a window to the front aspect with patterned glass for privacy, recessed spotlights and a heated towel rail. A white suite comprises a full-size bath with a shower over, complete with rain shower head and a glass screen, a pedestal basin and a matching dual-flush WC.

Outside & Parking

To the front, a private paved patio area is set in a sheltered spot and provides a fabulous outside seating or dining area. There are also communal lawns, and a communal courtyard to the rear of the apartment. Parking is provided in an expansive residents parking area. Residents also benefit from direct beach access via a gated slipway at the bottom of Westfield Park.

1 Westfield Park House presents an enviable opportunity to purchase a spacious two-bedroom apartment, set in a magnificent period building in an extremely sought after location, offered for sale chain free. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 999 Years from 1965 (940 years remaining)

Ground rent: £10.00 per annum

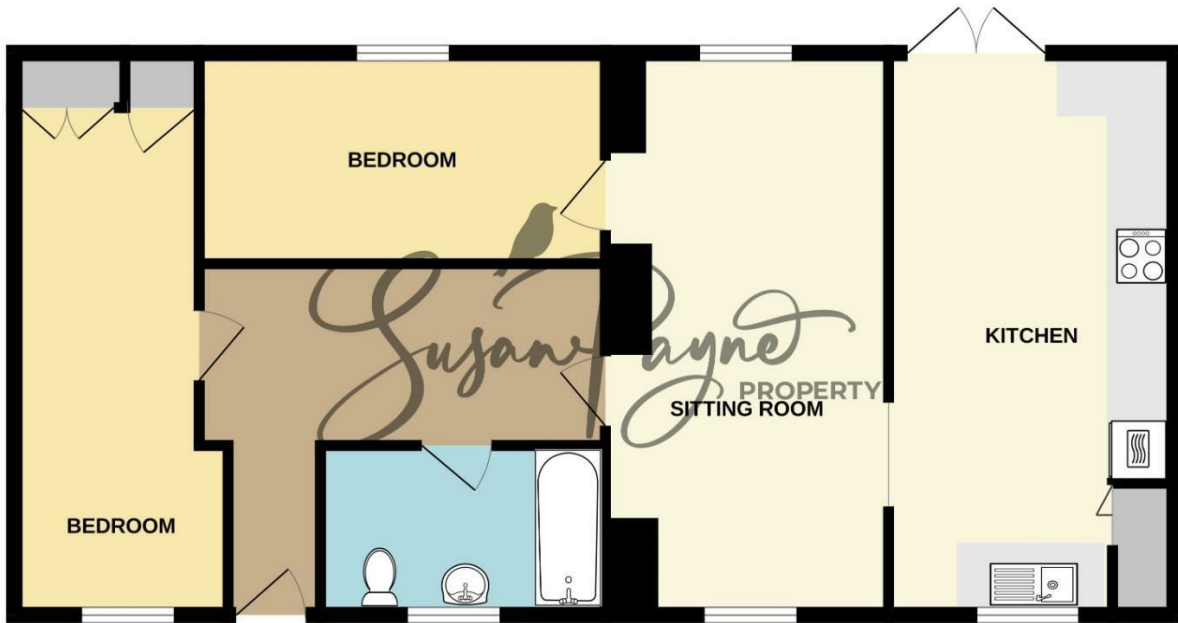
Maintenance Charge: £150 per calendar month

Council Tax Band: B

Services: Mains water, electricity and drainage

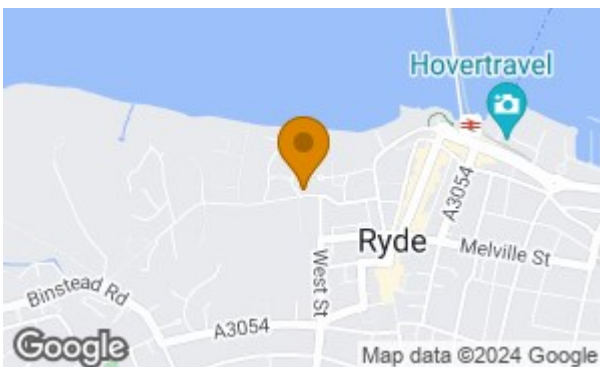


GROUND FLOOR
 821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></div> 76 </div>
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></div> 76 </div>
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Not environmentally friendly - higher CO ₂ emissions			
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Agent Notes:

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