



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



4, Anglesea Terrace

9-10 Anglesea Street, Ryde, Isle of Wight PO33 2JY



£115,000
LEASEHOLD
(SHARE OF FREEHOLD)



Located in the bustling coastal town of Ryde, this one-bedroom apartment represents a fantastic opportunity for a first-time buyer or an investor and is perfectly positioned for local amenities, beautiful beaches and Ryde town centre.

- Ground-floor apartment with a private entrance
- Fantastic investment or first-time purchase
- Open-plan kitchen/diner/lounge and a double bedroom
- Conveniently situated in the heart of Ryde
- Walking distance to sandy beaches
- Converted from a historic local tavern and brewery
- Grade II listed period building with character
- Opportunity to style to suit a new owners requirements
- Surrounded by plenty of local amenities
- Minutes from mainland ferry and Island travel links

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

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Originally constructed in the early 19th Century and with a rich history as a local tavern and brewery, Anglesea Terrace was converted to residential accommodation in 2001 and now comprises of five separate properties, with a charming communal courtyard garden. Number 4 has recently been redecorated throughout, with neutral walls and fresh white trim and woodwork, complementing the character of the original building. Accommodation comprises a welcoming entrance hall, a double bedroom, shower room and a spacious, open plan kitchen/diner/lounge.

Positioned within a super convenient town centre location, the property enjoys plenty of local amenities right on the doorstep including boutique shops, convenience stores and a superb choice of eateries. Ryde seafront is also within walking distance which provides easy access to high-speed ferry services to the mainland, and boasts long stretches of sandy beaches with numerous seaside activities such as bowling, laser quest and an open-top swimming pool. The Fishbourne to Portsmouth car ferry service is located only 3 miles away and regular transport connections across the Island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated on Ryde Esplanade.

Welcome to 4 Anglesea Terrace

From historic Anglesea Street, a gate leads through a passageway and on to the covered private front door of No. 4. There is an outside light and a key-safe, and a smart white panelled front door leads to the entrance hall.

Entrance Hall

The welcoming entrance hall has neutral décor, is home to the electrical consumer panel, and has doors to the kitchen/diner/lounge, the bedroom and to the shower room.

Kitchen/Diner/Lounge

17'8" max x 13'9" (5.4m max x 4.20m)

Spacious and light, this split-level space benefits from twin windows, a kitchen and dining area on the upper level, and a lounge area, separated with a step down and a balustrade, to the lower level. The kitchen comprises white country-style base and wall cabinets with a dark roll-edged worktop and tiled splashbacks, and benefits from an integrated electric oven, hob and extractor, and inset sink and drainer with a mixer tap, plus space for a washing machine and fridge/freezer. Next to the kitchen, an area provides room for a dining or breakfast table. The lower level features an alcove, plus built on storage cupboards, which are also home to a glow-worm combi boiler.

Bedroom

9'7" x 9'6" max (2.93m x 2.92m max)

The neutral décor continues into the double bedroom, which also has a window looking out over the courtyard.

Shower Room

The well-proportioned shower room is presented in a combination of fresh white walls and French blue wall tiles, and comes complete with a heated chrome towel rail. A shower to one end has twin heads, and there is a modern pedestal basin with a mixer tap and a matching low-level WC.

Outside

The entrance way is covered, and leads to the front door and on to the communal courtyard. The courtyard provides a wonderful outside dining or seating area, shared washing lines, and is a mix of paved terrace, with well-established borders and is enclosed with enchanting old-stone walls.

4 Anglesea Terrace presents a fantastic opportunity to purchase a well-presented one-bedroom apartment, complete with a private entrance and set in the most convenient location in the heart of popular Ryde.

Additional Details

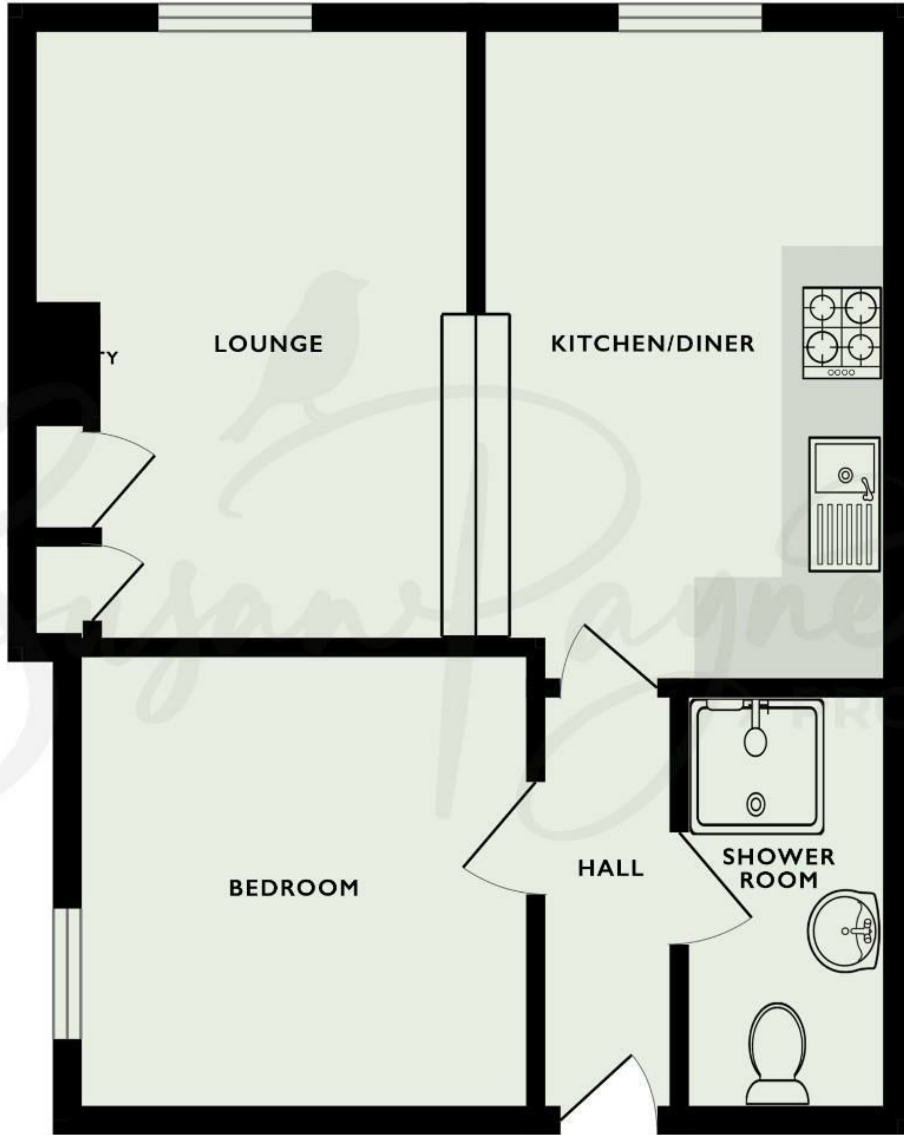
Tenure: Leasehold - Share of the Freehold | Lease Term: 999 Years from 14 March 2003

Maintenance Charge: No set charge - works completed when required with costs agreed between all freeholders

Council Tax Band: A (£1622.45 per annum for 2024/25) | Services: Mains water, gas, electricity and drainage



Ground Floor



Floorplan for illustrative purposes only and may not be to scale



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 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:

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.