



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

8, Ashley Place

Ryde, PO33 2WA



£295,000
FREEHOLD



Situated within a quiet, yet convenient location, this fantastic, detached house offers spacious family living with three bedrooms, a kitchen diner with a separate lounge, low maintenance garden, and parking for two.

- CHAIN FREE
- Spacious accommodation throughout
- Neutral décor through the property
- Short walk to amenities and schools
- Fully closed, low maintenance garden
- Charming detached three bedroom house with 2 bathrooms
- Modern, naturally light interiors
- Situated in a peaceful, location
- Off-road parking
- Convenient for travel links, town centre, and beaches

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

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This detached family home was built in 2014 and has been in the same ownership ever since. The property has been well maintained over the years and offers fresh, neutral décor throughout giving the new owners potential to make their own, if desired. The modern accommodation comprises an entrance hall providing access to a ground floor cloakroom, a lounge, and the spacious kitchen diner. There is also access to the first floor via the stairwell, leading to a spacious landing proceeding to three bedrooms (one with an en-suite) and the family bathroom. Outside, is a fully enclosed courtyard garden with gated access to the parking area. Ashey Place is a well presented close with lovely green areas, trees, creating a welcoming environment to live in.

Situated within the semi-rural area of Haylands in Ryde, many enviable town centre amenities are located just minutes from the property which include boutique shops, convenience stores, and a superb choice of eateries. A recreation ground with a play area is located a short walk away and there are good local schools within the area at primary and secondary level. Ryde seafront is also nearby which provides access to high-speed foot-passenger ferry services to the mainland and boasts long stretches of sandy beaches with numerous family activities such as bowling, laser quest, and an open-top swimming pool. Ashey Place is also a short drive away from the Fishbourne to Portsmouth car ferry service and just moments from regular transport connections across the island with the Southern Vectis bus station and Island Line train line service situated along Ryde Esplanade.

Welcome to 8 Ashey Place

The attractive double fronted property has been sympathetically designed with features from surrounding Georgian and Victorian properties including double glazed sash windows, brick detailing, and column detailing around the front door. A few steps lead up to the front door.

Entrance Hall

14'7" max x 6'3" max (4.45m max x 1.93m max)

Offering a welcoming entrance into the property, this space features a place to store coats, shoes and muddy boots as a well as proving access through the property.

Lounge

17'11" x 9'9" (5.48m x 2.99m)

Naturally lit by the dual aspect windows to the side and front aspect, this room enjoys morning and afternoon sunshine, plus it offers ample space for lounging furniture and for all the family.

Kitchen - Diner

18'0" x 10'0" (5.49m x 3.06m)

Fitted with a range of modern base and wall cabinets, this fantastic kitchen space offers ample storage as well as integrating a range of appliances including a dishwasher, an electric oven, and gas hobs with an extractor over. There is also undercounter space and plumbing for a washing machine, and end of counter space for an American style fridge freezer. The other end of the room offers an area for a large dining table as well as offering French doors out to the garden. The space is naturally lit by dual aspect windows to the front and side and enjoys the afternoon and evening sunshine. The gas boiler can be found in one corner, concealed within a kitchen cabinet.

Ground Floor Cloakroom

7'10" x 2'7" (2.41m x 0.81m)

An essential for any family home, this handy cloakroom comprises a w.c and hand basin, plus there is an extractor fan.

First Floor Landing

9'4" max x 6'3" (2.86m max x 1.92m)

The carpeted, turning stairwell leads up to the first-floor landing which provides access to the first-floor accommodation. The loft hatch can be found here, plus there is a window to the rear aspect, over the stairwell.



Bedroom One

10'6" x 10'0" (3.22m x 3.05m)

This generous double bedroom features two windows to the side aspect, enjoying the morning sunshine, and there is also access to the en-suite shower room.

En-Suite

8'7" x 6'9" (2.62m x 2.08m)

The spacious en-suite shower room feature a large shower cubicle with an electric shower, a w.c, and a pedestal hand basin. The space benefits from dual aspect, obscure glazed, windows to the front and side, plus there is an extractor fan.

Bedroom Two

9'9" x 9'8" (2.99m x 2.97m)

Featuring two windows to the side aspect, enjoying afternoon and evening sunshine, this double bedroom offers ample space for bedroom furniture.

Bedroom Three

10'2" x 7'6" (3.10m x 2.30m)

Currently used as a dressing room, the smallest of the three bedrooms offers space for a double bed and furniture as well as offering versatility by lending itself to a fantastic office space.

Family Bathroom

7'7" x 6'10" (2.33m x 2.10m)

Fully equipped with a shower over bath, a pedestal hand basin, and a w.c, this spacious family bathroom offers an obscure glazed window to the front aspect and is neutrally decorated.

Garden

Situated to the side of the property, this low maintenance garden offers beautiful flagstone patio which enjoys the sunshine through most of the day. There are raised, low maintenance, flower beds which present an opportunity for the new owners to plant in, if they desire. There is a gate to the side leading to the parking area, and an additional gate to the side of the property for access.

Parking

The property presents off-road parking for one vehicle. There is additional on-street parking available on Ashley Road.

8 Ashley Place presents a fantastic opportunity to acquire a spacious three-bedroom family home within a convenient location, close to amenities and schools. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

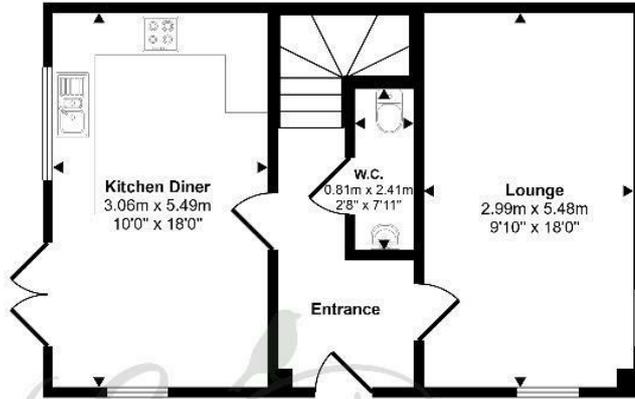
Tenure: Freehold

Council Tax Band: D (approx. £2,433.67 pa – Isle of Wight Council 2024/2025)

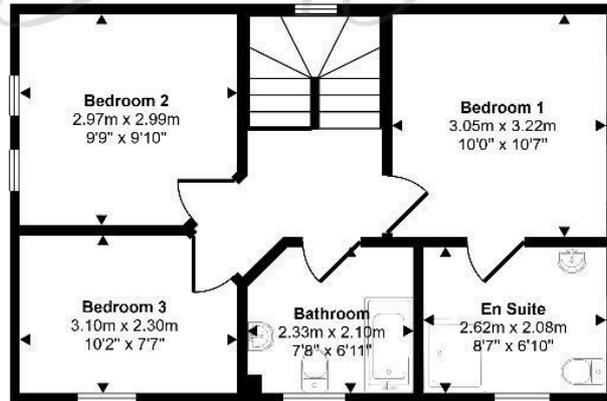
Services: Mains water, gas, drainage, electricity



Approx Gross Internal Area
91 sq m / 975 sq ft

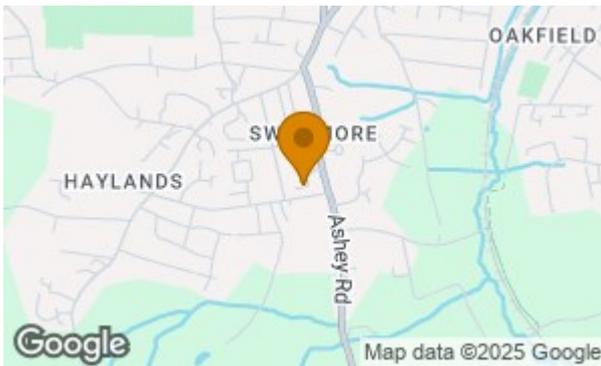


Ground Floor
Approx 45 sq m / 489 sq ft



First Floor
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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:

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