



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# 1, Park Close

Ryde, PO33 2FS



Offered for sale chain free, this well maintained three bedroom home benefits from two allocated parking spaces, a south facing garden, and is only a short walk to high street amenities, travel links and sandy beaches.

- Modern semi-detached house
- Neutral décor and flooring throughout
- Close to mainland travel links and sandy beaches
- Well maintained and arranged
- Double glazing and gas central heating
- Three bedrooms and two bathrooms
- Convenient location for high street amenities
- South-facing, low maintenance rear garden
- Two allocated parking spaces
- Offered for sale chain free and ready to move into

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

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Having been well maintained over the past 10 years of ownership, the property has been owned since it was built in 2015 and offers modern interiors which are ready to move into. Featuring neutral décor throughout, the property offers some potential to make your own and comprises an entrance hall which leads to the kitchen-diner, living room, ground floor cloakroom, and to the cloak cupboard. The stairwell can be found from the entrance hall which leads up to the first floor landing providing access to three bedrooms (one with an en-suite) and the family bathroom. Outside, the garden enjoys a south facing position and benefits from low maintenance landscaping, plus a gate to the rear leads to the parking spaces.

Just a short walk from the property is Ryde seafront which boasts long stretches of sandy beaches with numerous seaside activities such as bowling, laser quest and an open-air swimming pool. With good local primary and secondary schools nearby, there are also plenty of high street amenities within short walking distance including boutique shops and convenience stores, a superb choice of eateries and even 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 for Ryde.

### **Welcome to 1 Park Close**

The attractive brick-built property features a characterful bay window at the front with a small low maintenance front garden. Low level laurel hedging frame the side façade where the front door can be found, and a canopy porch sits over the front door.

### **Entrance Hall**

Spacious and naturally light, this welcoming entrance hall benefits from a large cloak cupboard to one side with ample space for coats and shoes.

### **Cloakroom**

Essential for any family home, this ground floor cloakroom is accessed from the entrance hall and features a corner w.c and hand basin with an extractor fan.

### **Kitchen - Diner**

With plenty of space for all the family, this spacious kitchen-diner overlooks the rear garden through the large sliding doors which creates an inside outside space during the warm summer months. The kitchen is made up of a range of base and wall cabinets with integrated appliances including an electric oven and a dishwasher, plus the neutral worktop integrates a sink and drainer and gas hobs with an integral extractor over. There is undercounter space for a washing machine, plus a window to the side aspect.

### **Living Room**

Boasting plenty of natural light from the bay window to the front aspect, this spacious living room can accommodate the whole family with plenty of space for living room furniture.

### **First Floor Landing**

The carpeted stairwell from the entrance hall leads up to the first floor landing. As well as providing access to the first floor accommodation, the loft hatch can also be found here.

### **Bedroom One**

Benefitting from a bay window to the front aspect which fills the room with natural light, this double bedroom features an adjoining en-suite shower room.



### **En-Suite**

Fitted with a large shower with a rainfall effect shower head, a wall mounted vanity hand basin, and a w.c, this en-suite features neutral tiling around the suite and an obscure glazed window to the side aspect.

### **Bedroom Two**

Enjoying views over the back garden and beyond, this double bedroom and has the versatility to be used as a twin bedroom and offers space for additional bedroom furniture.

### **Bedroom Three**

The smallest of the three bedrooms presents this single bedroom which continues the neutral décor and has a window to the side aspect.

### **Family Bathroom**

Fully equipped with a shower over bath, a vanity hand basin, and a w.c, this family bathroom is naturally lit by an obscure glazed window to the side aspect. The bathroom also offers a large airing cupboard with the gas boiler.

### **Garden**

Mostly laid to lawn and featuring a paved patio which is the perfect spot for dining al fresco style. The garden is planted with climbing shrubs and a tree to the rear which creates some shade from the hot summer sun. The paving continues to the back of the garden where a panelled gate opens to the parking area to the rear. There is also a gate to the side.

### **Parking**

To the rear of the property are two block paved parking spaces which are allocated to the property.

1 Park Close presents a fantastic opportunity to acquire a modern semi-detached house with three bedrooms, two bathrooms, a delightful garden, and allocated parking. A viewing is highly recommended from the sole agent, Susan Payne Property.

### **Additional Details**

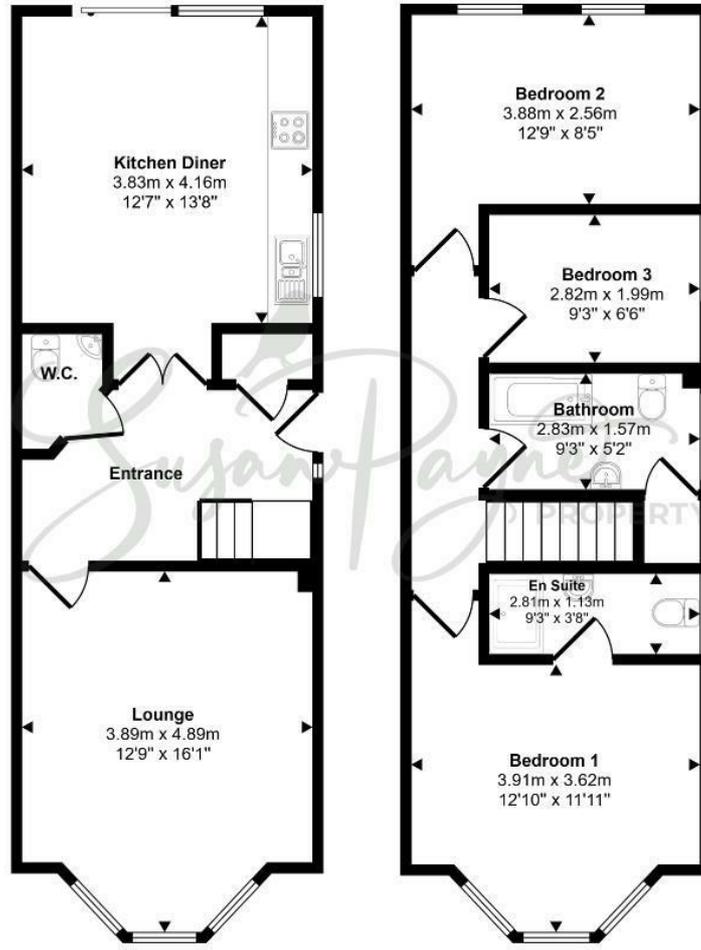
Tenure: Freehold

Council Tax Band: C (approx. £2,268.13 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, gas, and electric



Approx Gross Internal Area  
93 sq m / 997 sq ft



**Ground Floor**  
Approx 46 sq m / 495 sq ft

**First Floor**  
Approx 47 sq m / 502 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) <b>A</b>                          |  |                         | <b>93</b> |
| (81-91) <b>B</b>                            |  | <b>83</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:**

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