



- No Onward Chain
- Characterful Converted Listed Building
- Spacious 15'1 Lounge/Diner
- 15'0 L Shaped Double Bedroom
- Stunning Sea Views
- Lawned Communal Grounds
- 14'11 Galley Kitchen
- Charming Seaward Facing 1st Floor
- Parking
- Study & Generous Entrance Hallway

Flat 4, Saxonbury House, 94 West Street, Ryde, PO33 2NX

**£149,950**

The white rendered elevations of Saxonbury House are the perfect contrast to lawned communal grounds which surround it. The building is situated at the seaward end of West Street leaving just a pleasant stroll down to the beaches which Ryde are so well known for. The first floor position of Flat 4 affords 'front row' seats to stunning views of the sea including Ryde's iconic pier projecting out into The Solent. This wonderful seascape is framed by the large sliding sash windows of the lounge/diner so one can enjoy this everchanging view from the comfort of your armchair. As the daylight fades the manmade lighting of the mainland skyline and The Spinnaker Tower offer another dimension to the lovely views. Voluminous high ceilings feature throughout the flat creating a feeling of space and large window apertures ensure plenty of natural light. All rooms feed off the generous hallway including the study which with its eastward views of the sea and town could well be an appealing work from home office. Both the bedroom and kitchen are comfortable rooms and the shower suite is a more recent improvement to the property. The location of this flat is hugely convenient being only a few hundred yards from the bustling town centre at Ryde leaving a wealth of retail shops and associated services almost on your doorstep. Bus routes, the Island train line and the mainland passenger connections are all within striking distance from this handy position and parking for the flat is to the rear of the building accessed via Spencer Road. Such is the appeal of Flat 4 we feel sure that whether you are looking for a permanent residence, commuter friendly home or a holiday home it will be a well worthy choice.



# Accommodation

## Communal Entrance

## 1st Floor Landing

## Built in Storage

## Entrance Hall

12'10 x 5'10 (3.91m x 1.78m)

## Lounge/Diner

15'1 x 14'11 (4.60m x 4.55m)

## Kitchen

14'11 x 6'10 (4.55m x 2.08m)

## Study/Nursery

7'7 x 5'11 (2.31m x 1.80m)

## Bedroom

15'0 max x 13'6 mx (4.57m max x 4.11m mx)  
'L' Shaped room

## Shower Room

8'7 x 6'0 (2.62m x 1.83m)

## Communal Facilities

The building sits within well kept lawned communal gardens. Drying area to rear. Dustbin storage area.

## Parking

Space for a vehicle to the rear of the building within the communal parking area.

## Tenure

Long Leasehold. A new 999 year lease will be place. £116 per month service charge to include buildings insurance. We believe the flat owners each have a share in the Saxonbury House Management Company Ltd and the Freehold. No pets.



**Council Tax**  
Band A

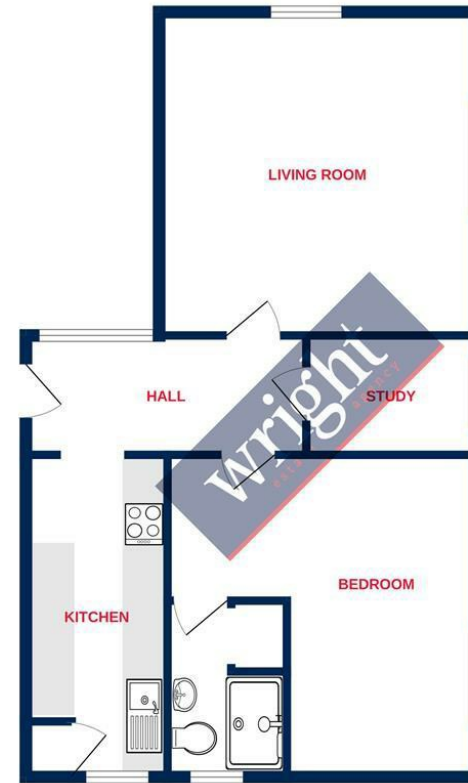
**Services**

Unconfirmed gas, electric, mains water and drainage.

**Agents Note**

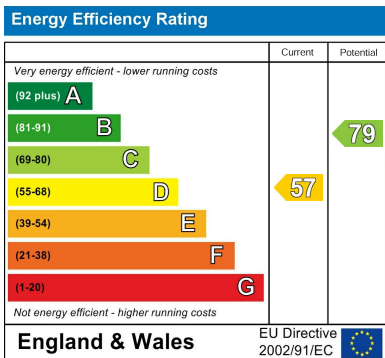
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

FIRST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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 misstatement. 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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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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