



- Substantial 116sqm Maisonette
- Two Storey Arrangement (1st & 2nd Floors)
- Stunning Large Bathroom
- Close to Town Centre

- Comfortable 4 Bedroom Accommodation
- Easily Maintained Modest Garden Area
- Bay Window 16'10 Living Room

- Smart Modern 21'2 Kitchen/Diner
- Well Presented Interior
- D/glazing & Gas C/Heating

70 West Street, Ryde, Isle Of Wight, PO33 2QQ

£249,950

This well presented 116sqm maisonette occupies the top two floors of a converted Victorian townhouse. It includes the modest front garden making this the obvious purchase choice of someone who needs space but without the hassles of garden maintenance. The property has been a family home for some years although with plenty of 'work from home' space, the mainland connections within walking distance and the town centre closer still it is easy to see how wide ranging its appeal really can be. A characterful and individual home where the comfortable lounge has a log burner as its focal point and a bay window encouraging lots of natural light. To the rear is the sizeable kitchen/diner where the stylish kitchen range has been replaced within the last few years. Another quality attribute is the stunning bathroom which is hugely spacious and fashionably finished. There are various storage options and a handy utility room on this floor leaving the second floor dedicated to the four separate bedrooms. If you are a real townie at heart or more essentially need certain facilities such as travel options, schools and shops at your beck and call, then you really should come and see the excitingly individual home.



Accommodation

Private Entrance

Built-in Storage/ Bicycle Cupboard

Half Landing

Built-in Storage

First Floor Landing

Living Room

16'10" max x 14'11" max to bay (5.13m max x 4.55m max to bay)

Kitchen/Diner

21'2" x 9'7" (6.45m x 2.92m)

Bathroom

13'6" max x 7'1" (4.11m max x 2.16m)

Utility/Storage Room

13'6" x 3'7" (4.11m x 1.09m)

Second Floor Landing

Bedroom 1

16'10" max x 12'1" max (5.13m max x 3.68m max)

Bedroom 2

11'3" including storage x 11'2" (3.43m including storage x 3.40m)

Bedroom 3

11'2" x 5'0" (3.40m x 1.52m)

Bedroom 4

7'11" plus wardrobe x 5'11" (2.41m plus wardrobe x 1.80m)

Garden

Twin cherry blossom trees sit at the front wall boundary of the garden. Fuchsia's and Hydrangea's fill its borders. Gated pathway to private entrance. The garden sits to the front, east facing side of the maisonette.



Tenure

Long leasehold. 999 years from 1998. Only two properties in building therefore self-managed. Ground floor flat is freeholder. No annual service charge. Residential letting and pets permitted.

Council Tax

Band B

Puckpool Beach Hut For Sale

For many years the owners have enjoyed leasing a beach hut along Puckpool Beach. This hut is available to purchase by separate negotiation. Speak to agent for further details.

Services

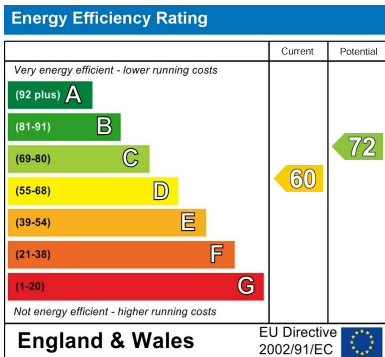
Unconfirmed gas, electric, mains water and drainage.

Agents Notes

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.



GROSS INTERNAL AREA
 FLOOR 1: 6 m2, FLOOR 2: 70 m2
 FLOOR 3: 46 m2
 TOTAL: 122 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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