



- No Onward Chain
- 16'0 Bay Window Living Room
- Dining Hallway
- 11'4 Kitchen/Breakfast Room

- Generous First Floor Flat with Garden
- Private Entrance
- Bathroom with Separate Shower

- Comfortable 2 Double Bedroom Accommodation
- Private Rear Garden
- Gas C/Heating & D/Glazing

Flat 3, 5 Pitt Street, Ryde, PO33 3EB

**£179,950**

Number 5 Pitt Street is a converted Victorian building comprising just 3 flats arranged as one flat per floor. Flat 3 occupies the entire first floor and is accessed privately via its own entrance. This sizeable flat is centred around its substantial dining hallway from where one will access all rooms. The rear facing living room has a dramatic bay window offering a surprisingly good view of the sea. There are two double bedrooms to choose from and a nicely tiled bathroom complete with walk-in shower. The kitchen/breakfast room is well lit by its large west facing window and is of equally appealing proportions as the rest of the accommodation. Steps down at the rear of the flat lead down to the private rear garden which is enclosed and mostly laid to lawn. An allocated parking space sits directly in front of the flat and there is further on-street parking in Pitt Street. The location is just at the outer southerly reaches of central Ryde and roughly 5 to 10 minutes walk from the bustling town centre. There is a convenience shop just around the corner and the town provides an exciting array of individual shops and associated services. Several bus stops are within walking distance and Ryde is on the Island Train Line. Regular high-speed passenger crossings to the mainland are found along the Esplanade at Ryde. For a comfortable single floor living arrangement this flat will be hard to beat.



# Accommodation

**Private Entrance**

**Porch**

**Entrance Lobby**

**Separate W.c**

**Dining Hallway**

15'5 max x 5'10 (4.70m max x 1.78m)

**Living Room**

16'0 max into bay x 15'3 (4.88m max into bay x 4.65m)

**Kitchen/Breakfast Room**

11'4 max x 11'3 (3.45m max x 3.43m)

**Bedroom**

13'8 x 11'4 (4.17m x 3.45m)

**Bedroom**

13'5 x 9'10 (4.09m x 3.00m)

**Bathroom**

9'7 x 5'10 (2.92m x 1.78m)

**Garden**

Stairs down from the 1st floor position leads to the private rear garden. It is mostly laid to lawn and enclosed by fenced boundaries. A paved patio sits off the rear of the building. Gated right of way to front of the property.

**Parking**

Allocated space in front of the building.

**Tenure**

Long leasehold. 999 year lease from March 1974. 950 years remaining. Being only three flats in the block the residents maintain the building by agreement. No ground rent is currently paid.



**Council Tax**  
Band B

**Restrictions**

Residential letting is permitted  
No holiday letting  
Pets are permitted

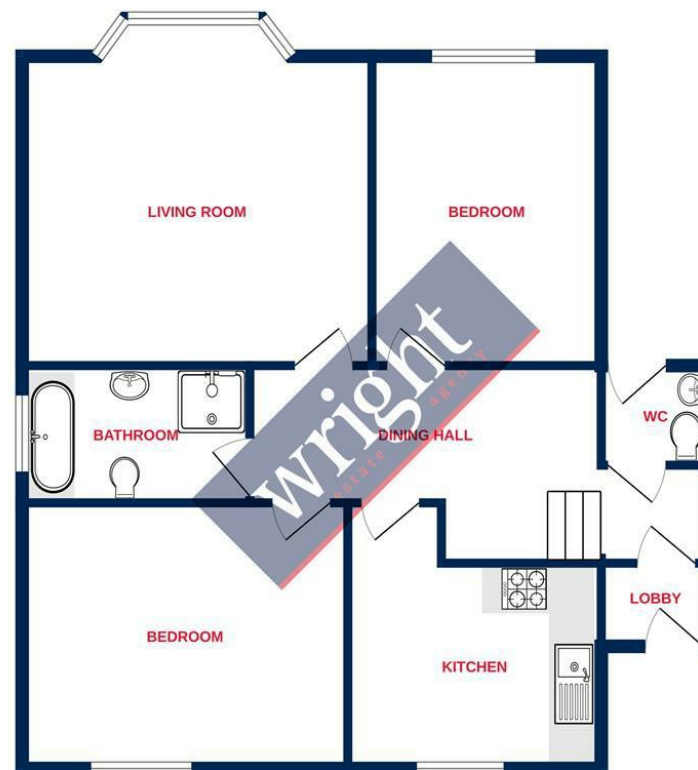
**Services**

Un-confirmed gas, electric, water, drainage, broadband and mobile phone signal

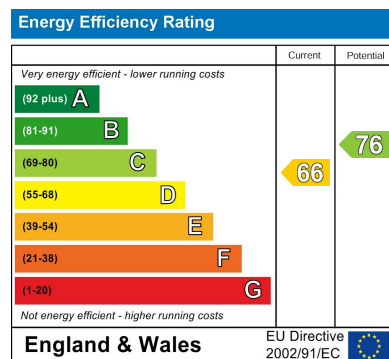
**Agents Note**

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.

FLAT 3  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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 mis-statement. 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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**Viewing:**      Date .....      Time .....