



- Stunning Remodeled and Refurbished Detached House
- Stylish Open Plan Living Space
- Lawned Rear Garden Backing onto Woodlands
- Ample Driveway Parking & Garage with Powered Door
- Beautifully Presented & Spacious 218 sqm Interior
- Detached 2 Storey Potential Annex
- Smart Modern Kitchen with Breakfast Bar
- Very Comfortable 5 Bedroom 2 En Suite Accommodation
- Principal En Suite Bedroom with Dressing Area Balcony
- Well Placed for Beaches & Local Park

Sans Souci East Hill Road, Ryde, PO33 1LU

£725,000

Welcome to this stunning detached house located in the coastal town of Ryde. This property boasts 4 reception rooms, providing ample space for entertaining guests or relaxing with family. With 5 spacious bedrooms and 4 modern bathrooms, there is plenty of room for everyone in the household.

Built circa 1960s, yet completely remodeled and modernised in recent years this property exudes contemporary charm while offering a generous 2,345 sq ft of living space. Parking will never be an issue with spaces and garage for up to 7 vehicles, perfect for those with a growing car collection or frequent visitors.

One of the highlights of this property is the fashionable open plan ground floor, complete with bi-fold doors that lead out to a lovely patio area. Imagine enjoying your morning coffee in the fresh coastal air or hosting a summer barbecue with friends and family.

For nature lovers, the property backs onto St John's Wood, providing a picturesque backdrop and a pleasant walk down towards the beach. Whether you enjoy a leisurely stroll or a more active lifestyle, this location offers the best of both worlds.

Don't miss out on the opportunity to make this charming coastal property your new home. Contact us today to arrange a viewing and experience the beauty and tranquillity this property has to offer.



Accommodation

Entrance Hall

Built-in Cloaks & Store Cupboard

Cloakroom W.C.

Study/Home Office

11'1" x 9'0" (3.38m x 2.74m)

Lounge

17'10" x 12'0" (5.44m x 3.66m)

Open Plan Living/Dining/Kitchen Space

28'4 plus cupboard x 24'2" max (8.64m plus cupboard x 7.37m max)

L Shaped

Utility Room

8'4" x 4'7" (2.54m x 1.40m)

Boiler/Storage Room

9'0" x 4'2" (2.74m x 1.27m)

Landing

Principal Bedroom

15'9" max x 13'9" (4.80m max x 4.19m)

Balcony

10'0" x 4'2" (3.05m x 1.27m)

Dressing Area

9'10" x 3'6" (3.00m x 1.07m)

En-Suite Bathroom

12'2" x 7'5" (3.71m x 2.26m)

Bedroom

14'6" x 11'11" (4.42m x 3.63m)

En-Suite Shower

8'3" x 2'10" (2.51m x 0.86m)

Bedroom

10'6" x 9'0" (3.20m x 2.74m)

Bedroom

10'6" x 8'6" (3.20m x 2.59m)

Bathroom

11'2" x 6'1" (3.40m x 1.85m)

Built-in Linen & Airing Cupboard

2nd Floor Landing

Bedroom

12'11" x 8'3" (3.94m x 2.51m)

Sloping Ceilings.



Bathroom
12'10" x 7'11" max (3.91m x 2.41m max)

Detached Potential Annexe/Former Garage
Built as a detached garage and mostly converted as habitable space. Permission would be needed to use as accommodation. Current uses include work from home space, workshop, home gym. Gas central heating. Power and lighting.

Ground Floor
27'0" x 9'9" (8.23m x 2.97m)
Double glazed windows. Double glazed doors.

Cloakroom W.C.

1st Floor
26'4" x 9'9" (8.03m x 2.97m)
Double glazed windows.

Garage
18'9" x 11'3" (5.72m x 3.43m)
Powered roller door. Power and lighting. Double glazed windows. Door to side.

Driveway Parking
The gravelled driveway offers spaces for up to 6 vehicles.

Gardens
A row of mature ornamental trees sits inside the walled front boundary creating welcomed screening. The frontage is largely laid to gravel for parking purposes. Side access to rear garden. This is neatly laid to lawn and backs directly onto St Johns Wood for a tree-lined backdrop to the garden. A Copper Beech hedge lines the Southern boundary. The Northern boundary is a beautiful stone wall. A substantial porcelain tiled patio runs the full width of the house accessed via the bi-folding doors form the open plan living space. Patio heater. A tinted, self-cleaning glass veranda covers one of the seating areas. Concrete pad for hot tub. Garden tap. External sockets. Garden sheds x 2.

Council Tax
Band E.

Tenure
Freehold

Construction Type
Standard construction

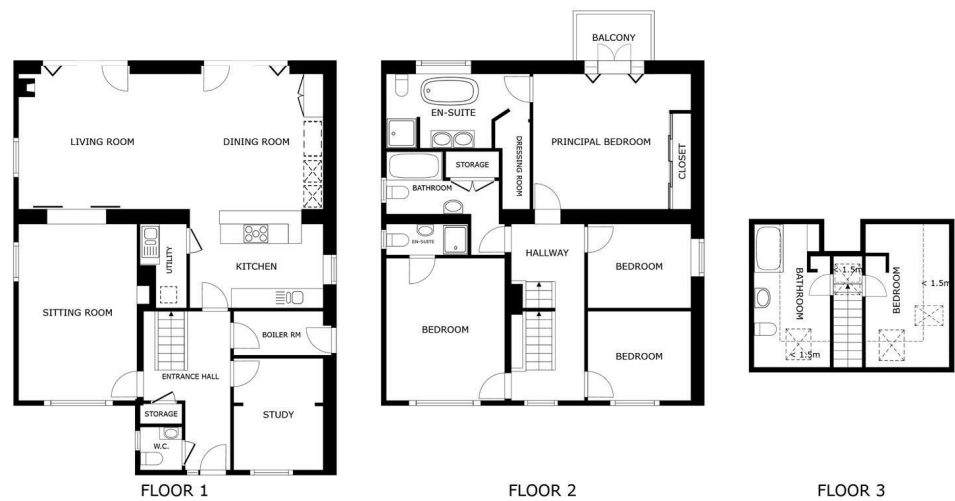
Flood Risk
Very Low Risk.

Broadband Availability
Openreach and Wightfibre networks. Ultrafast fibre available.

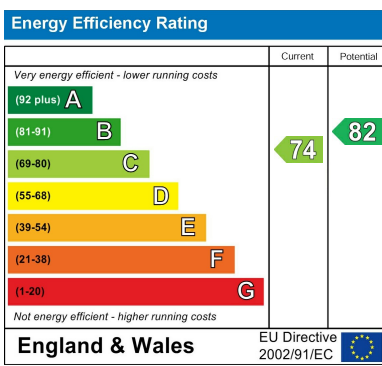
Mobile Coverage
Limited Coverage Available for: EE, Three, O2 & Vodafone.

Services
Unconfirmed gas, electric, mains water & 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.



GROSS INTERNAL AREA
FLOOR 1 108.4 m² FLOOR 2 25.1 m² FLOOR 3 14.7 m²
EXCLUDED AREAS : BALCONY 3.3 m² REDUCED HEADROOM 10.4 m²
TOTAL : 218.2 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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date Time