



- Excitingly Individual Detached Bungalow
- 16'10 Lounge with Fireplace
- 16'5 Kitchen/Diner with Garden Access
- Gas C/Heating & D/Glazing
- Comfortable 3 to 4 Bedroom Accommodation
- Garage & Driveway Parking
- 111 sqm Flexible Internal Arrangement
- 1 Bedroom Self-Contained Annex
- Substantial 130ft Mature Rear Garden
- Tree-lined Deep Frontage

18 Great Preston Road, Ryde, Isle Of Wight, PO33 1DR

**£439,950**

Welcome to Elmfield, Ryde - and a charming coastal town property that offers comfortable single-floor living in a detached bungalow built circa 1960.. This delightful home incorporating the annex boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for a family or those who love to entertain.

One of the standout features of this property is the garage and parking spaces for up to 5 vehicles, ensuring convenience for both residents and guests. Additionally, the annex presents a fantastic opportunity to either generate an income or provide accommodation for a relative, adding versatility to this already impressive home.

Situated on a generous plot that is well screened from the road, privacy and tranquillity are guaranteed. The coastal position of the property means you are just a short walk away from the beach and the picturesque Appley Park, perfect for leisurely strolls or enjoying the sea breeze.

Whether you are looking for a peaceful retreat by the sea or a spacious family home with income potential, this property in Elmfield, Ryde ticks all the boxes. Don't miss out on the opportunity to own a piece of coastal paradise in this sought-after location.



## Accommodation

### Entrance Hall

16'6" x 4'11" (5.03m x 1.50m)

### Lounge

16'10" x 13'2" (5.13m x 4.01m)

### Kitchen/Diner

16'5" max x 10'7" max (5.00m max x 3.23m max)

### Bedroom 1

11'7" x 11'7" (3.53m x 3.53m)

### Bedroom 2

12'3" x 9'11" (3.73m x 3.02m)

### Bathroom

7'6" x 6'8" (2.29m x 2.03m)

### Rear Lobby

To Annexe

### Rear Hallway

### Living Room

14'1" x 11'2" (4.29m x 3.40m)

### Kitchenette

### Bedroom

9'0" x 7'9" (2.74m x 2.36m)

### Shower Room

7'10" max x 7'9" (2.39m max x 2.36m)

'L' Shaped

### Garage

15'3" x 7'10" (4.65m x 2.39m)

Double glazed door & windows. Power and lighting.

### Driveway

The gated driveway offers parking and turning space for 3-4 vehicles.



## Gardens

The sizeable frontage is well screened by its mature tree and hedge-lined front boundary. Wrought iron fencing and double gates define the extent of the boundary. This deep frontage includes lawned areas edged by established shrubs and ornamental trees. A strategically positioned bench is the perfect spot to sit and admire the sea views of the near by coast. Side accesses lead to the extensive rear garden. This extends some 130ft in length and is largely laid to lawn. A magnificent Oak tree stands to one side and mature shrubs and ornamental trees are found throughout the garden. A paved patio sits off the bungalow accessed via the kitchen/diner and a bedroom. Fence boundaries enclose the garden on all sides. Garden shed. Greenhouse.

## Basement Storage

Walk-in limited head height storage found under the annex portion of the building.

## Tenure

Freehold

## Council Tax

Band D

## Construction Type

Standard construction

## Flood Risk

Very Low Risk.

## Mobile Coverage

Limited Coverage: O2, Vodafone, EE & Three

## Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

## Services

Unconfirmed gas, electric, 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.



While 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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