



- No Onward Chain
- Parking for up to Two Cars
- D/Glazing, Gas C/Heating & Solar Panels
- Well Presented Tastefully Modern Interior

- Smart Modern Home Converted in 2020
- Comfortable 2/3 Bedroom Accommodation
- Lovely Views Across Binstead

- Stylish Open Plan Ground Floor Living Space
- Sun Terrace, Artificial Lawn and Sun Deck
- Peaceful Corner of Binstead

5 Sunny Heights Arnold Road, Ryde, PO33 3RG

**£265,000**

Welcome to this charming mid-terrace house located in a delightful and peaceful corner of Binstead Village. This modern property boasts a well designed 796 sq ft layout, perfect for comfortable living and flexibly arranged over two floors..

Upon entering, you are greeted by the attractive entrance hall and its handy storage offerings. This gives way to the exciting open plan living space, ideal for relaxing or entertaining guests. With three inviting bedrooms over the two floors, there is ample space for a small family or visiting friends. The property also features a well-appointed kitchen and a downstairs cloakroom w.c. as an added convenience for all residents.

The open plan living space leads on to the raised sun terrace overlooking the sunny rear garden. Here, the artificial lawn will ensure you do not spend your spare time pushing a mower around.

One of the standout features of this home is the inclusion of solar panels, not only aiding in energy efficiency but also contributing to a greener lifestyle. Additionally, the property was newly converted in 2020, offering a fresh and contemporary feel throughout.

Parking will never be an issue with space for two vehicles, providing ease and convenience for homeowners and guests alike. Whether you're a first-time buyer, a small family, or someone looking for a modern abode, this property in Binstead offers a wonderful opportunity to create a comfortable and sustainable living space.



# Accommodation

## Entrance Hall

15'1" max x 6'8" max (4.60m max x 2.03m max)

## Built-in Storage

## Cloakroom W/C

## Open Plan Living Space

19'2" x 16'4" overall dimensions including: (5.84m x 4.98m overall dimensions including:)

## Kitchen/Diner

12'3" x 8'10" (3.73m x 2.69m)

## Lounge

19'2" x 7'7" (5.84m x 2.31m)

## Bedroom 3/Dining Room

12'2" x 6'11" (3.71m x 2.11m)

## Built-in Cupboard Housing Boiler

## Landing

## Over Stairs Storage Cupboard

## Bedroom 1

10'2" plus wardrobe x 9'5" (3.10m plus wardrobe x 2.87m)

## Walk-in Wardrobe

6'8" x 5'7" (2.03m x 1.70m)

## Bedroom 2

9'3" x 7'0" (2.82m x 2.13m)

## Shower Room

8'6" x 5'2" (2.59m x 1.57m)

## Parking

Brick paved frontage with spaces for up to 2 vehicles.

## Sun Terrace

19'10" x 4'11" (6.05m x 1.50m)

Step out of your open plan living space directly onto the raised and paved sun terrace. Wrought iron balustrade and steps down to the garden.

## Garden

This is laid to artificial lawn to reduce maintenance and has raised planters to either side. A sun deck and pergola sit to the rear of the garden ensuring you have a sunny seating area throughout the day. External Socket. The garden measures some 45ft in length. Garden shed.



**Construction Type**

Standard

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Coverage: Vodafone Limited Coverage: O2, EE & Three

**Broadband Connectivity**

Openreach and Wightfibre networks. Ultrafast fibre available.

**Services**

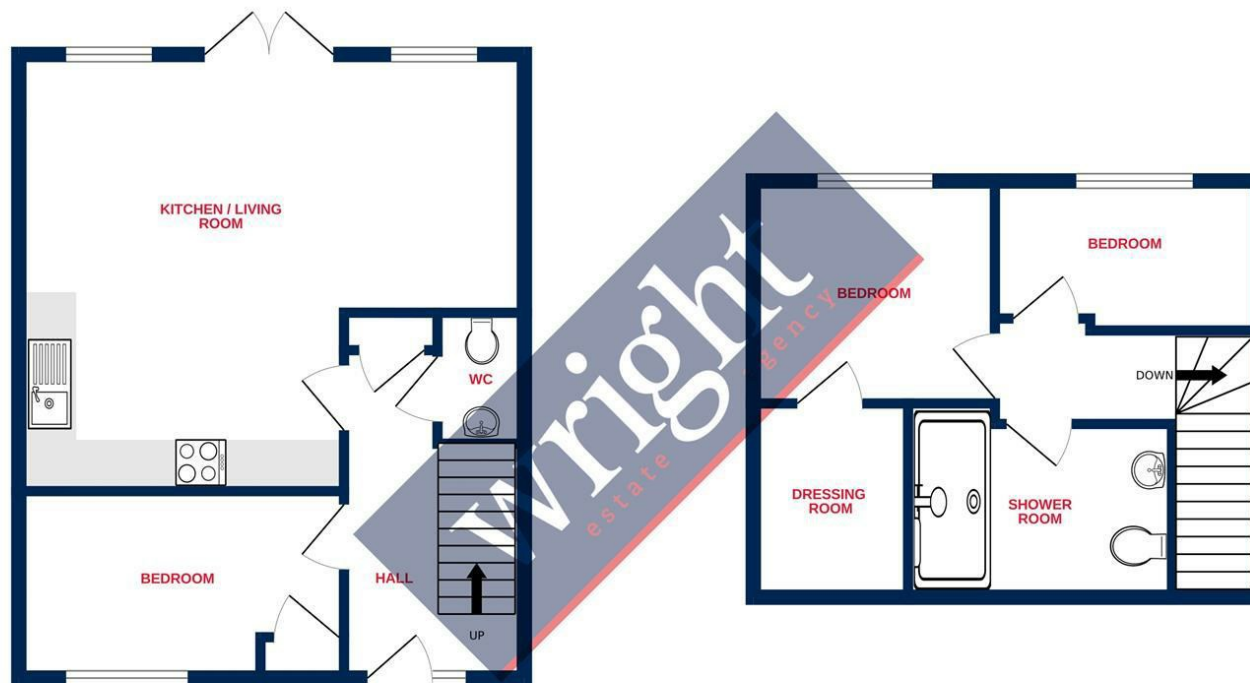
Unconfirmed gas, electric, water and drainage.

**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.

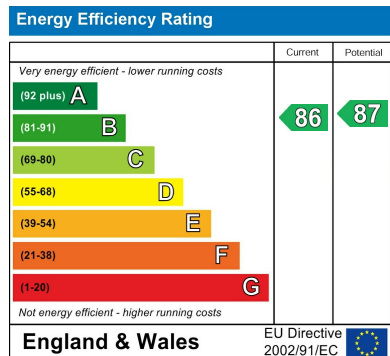
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 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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