



- Top Floor Purpose Built Flat
- 21'0 Lounge/Diner with Balcony
- Communal Gardens, Drying Area & Dustbin Store
- Gas C/Heating (New boiler 2025) & D/Glazing
- Lovely Sea Views From Balcony & Bedrooms
- Some Scope to Modernise
- Long 999 year Lease & Secure Entry System
- Comfortable 2 Bedroom Accommodation
- Allocated Parking
- Short Walk from Beach & Appley Park

Flat 12, Rougemont East Hill Road, Ryde, PO33 1LS

£150,000

Welcome to this charming property located in Ryde, offering a delightful coastal lifestyle. Situated on the second floor of a well-maintained building from the 1990s, this flat boasts a cosy reception room, two double bedrooms, and some scope to update the kitchen and shower room..

One of the highlights of this property is its stunning coastal position, providing lovely views of the sea. Imagine waking up to the sound of seagulls and the fresh sea breeze every morning. Additionally, you are just a leisurely 10-minute stroll away from the beach, perfect for sunny days and evening walks. For nature lovers, the proximity to Appley Park offers a serene escape right at your doorstep.

Parking will never be an issue with space available for one vehicle plus visitor spaces, ensuring convenience for residents and guests alike. The long lease on this property provides peace of mind for the future, making it a secure investment for those looking to settle down in this picturesque location.

Don't miss out on the opportunity to own a piece of coastal paradise in Ryde. Whether you're seeking a permanent residence or a holiday retreat, this property offers the perfect blend of comfort, convenience, and breathtaking views. Contact us today to arrange a viewing and start envisioning your new life by the sea.



Accommodation

Communal Entrance

Secure entry system

2nd Floor Landing

Entrance Hall

13'3" x 3'6" (4.04m x 1.07m)

Loft Access

Built-in Linen Cupboard

Lounge/Diner

21'0" max x 10'7" max (6.40m max x 3.23m max)

Balcony

Overlooking the gardens and enjoying a lovely view of the Sea extending to the mainland beyond.

Kitchen

9'8" x 7'2" (2.95m x 2.18m)

Bedroom 1

12'5" max to b x 11'6" (3.78m max to b x 3.51m)

Sea Views

Bedroom 2

10'0" x 8'10" (3.05m x 2.69m)

More Sea views

Shower Room

6'10" x 6'4" (2.08m x 1.93m)

Parking

An allocated and numbered space within the car park to the rear. Visitor spaces to front of building denoted by 'V'.

Communal Grounds & Facilities

Secure entry system. Well kept lawned garden and drying area backing onto St Johns Wood. Dustbin storage area.

Tenure

Long leasehold. 999 years from 1990. Annual service charge £840.

New Boiler

New boiler installed February 2025 with 5 year warranty.



Restrictions

No holiday letting & no pets

Council Tax

Band B

Construction Type

Standard construction

Flood Risk

Very Low Risk from Surface Water. Very Low Risk from River & Sea.

Mobile Coverage

Limited coverage available for EE, O2, Vodafone & Three.

Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

Services

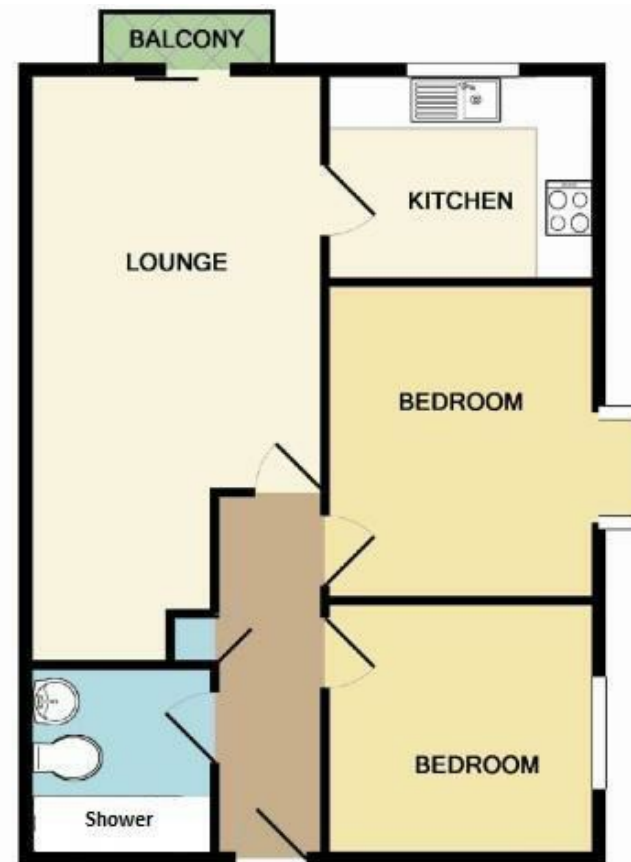
Unconfirmed gas, electric, water and drainage.

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.

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

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.



TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511



Email: ryde@wright-iw.co.uk

naei propertymark
PROTECTED



Viewing:

Date

Time