



- Lovely Sea Views Including Ryde Pier & Mainland
- Comfortable 4 Bedroom Accommodation
- Use of Private Access to Beach
- 2 Bathrooms & Cloakroom W.c
- Prime Coastal Position Yards from Beach
- Generous Plot with Established Lawned Gardens
- 24'1 Garage & Driveway Parking for 4 Cars
- Individual Detached Circa 1960 House
- Generous 24'5 Living Room Accessing Garden
- No Onward Chain

8 Westfield Park, Ryde, Isle Of Wight, PO33 3AB

£625,000

Nestled in the sought-after Westfield Park in the coastal town of Ryde, this detached house from the 1960s is a gem waiting to be discovered. Boasting 2 reception rooms, 4 bedrooms, 2 bathrooms and a cloakroom, this property offers ample space for comfortable living.

One of the stand out features of this home is its prime coastal position, just a stone's throw away from the beach. Imagine waking up to the soothing sound of the waves and enjoying the salty breeze right from your doorstep. Residents in Westfield Park even have the luxury of private access to the beach via a slipway, perfect for hand launching boats and ribs for a day out at sea.

The property's unusual split-level layout adds character and charm, providing lovely views of the sea from various rooms. The stunning outlook takes in views of the Solent and mainland. With a large garage and parking space for up to 4 vehicles, convenience is at your fingertips.

This lovely coastal home is well located for the facilities of Ryde town centre, and travel options are within walking distance for most. The highly regarded independent Ryde School is likewise only a few minutes walk from here.

This classical 1960's home presents a fantastic opportunity for those looking to add their personal touch and modernise to their taste, following the trend of neighbouring properties. Don't miss out on the chance to create your dream coastal retreat in this idyllic location.



Accommodation

Ground Floor

Porch

11'9" x 2'6" (3.58m x 0.76m)

Entrance Hall

8'11" x 5'10" (2.72m x 1.78m)

Walk in Utility/Cloakroom Leading to W.C

Living Room

24'5" x 12'6" (7.44m x 3.81m)

Dining Room

10'5" x 9'8" (3.18m x 2.95m)

Kitchen

11'1" x 10'10" (3.38m x 3.30m)

Lower Ground Floor

Built-in Airing Cupboard

Bedroom

13'11" x 11'0" (4.24m x 3.35m)

Bedroom

11'2" x 8'9" (3.40m x 2.67m)

Bathroom

7'4" x 5'5" (2.24m x 1.65m)

First Floor

Bedroom

11'9" plus wardrobes x 11'1" (3.58m plus wardrobes x 3.38m)

Bedroom

11'1" x 8'10" (3.38m x 2.69m)

Shower Room

6'7" x 8'6" (2.01m x 2.59m)

Attic Room Floor

Home Office/Playroom/Hobby Room

10'11" x 10'11" (3.33m x 3.33m)

Limited Head Height



Attic Space
11'6" x 5'3" (3.51m x 1.60m)
Limited Head Height

Garage
24'1" x 8'6" (7.34m x 2.59m)
With an up and over door. Power & Lighting. Window and door to rear.

Driveway
Currently the driveway offers spaces for up to 4 vehicles. This capacity could be increased if needed.

Gardens
The well kept lawned frontage contains a wealth of established shrubs and ornamental trees bringing plenty of colour to the garden. Side accesses lead to the rear garden. The mature feel of the frontage continues into the enclosed garden creating a pleasant outlook from the property and lovely environment to spend time in. An array of shrubs feature throughout the garden and line its borders. A paved patio sits off the lounge and dining room. Garden tap. Garden shed. Fence boundaries.

Private Access to the Beach
The residents of Westfield Park enjoy a private access and slipway to the beach. It is secure coded entrance for the residents only to use. It is suitable from where to launch reasonable size ribs and dinghies.

Council Tax
Band E

Tenure
Freehold

Flood Risk
Very Low Risk

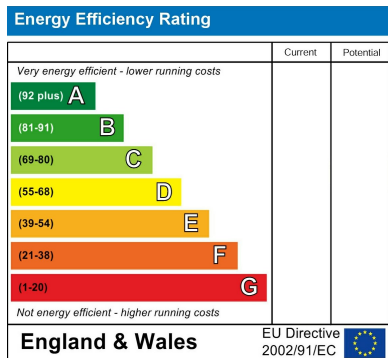
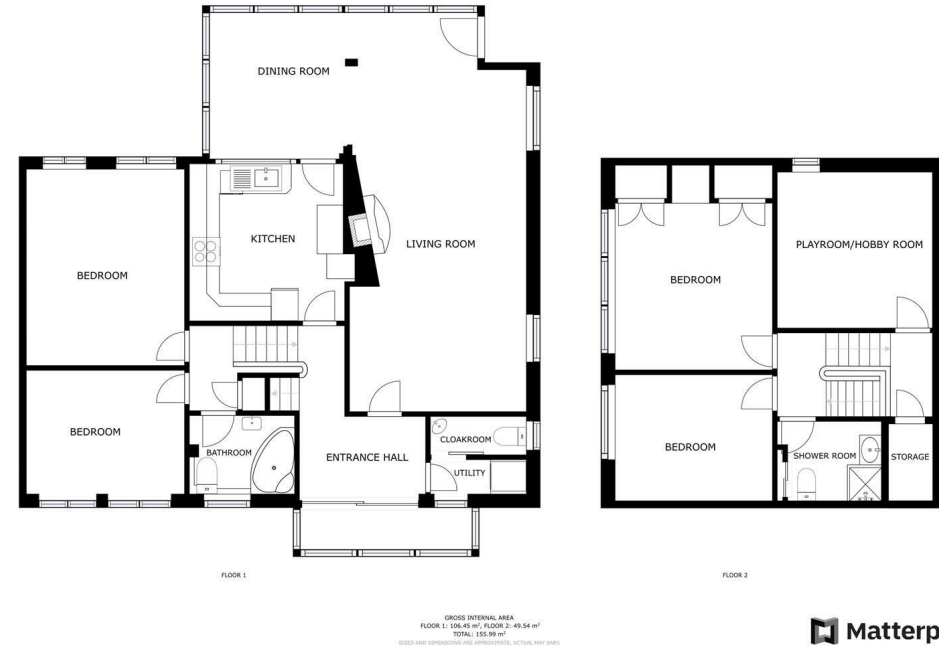
Construction Type
Cavity Wall and timber cladding

Mobile Coverage
Coverage: EE & Three Limited Coverage: Vodafone & O2

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast Available.

Services
Unconfirmed gas, electric, telephone, mains water, drainage and broadband.

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.



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.

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