



- No Onward Chain
- Private Courtyard Garden
- Parking
- Attractive Converted Character Building

- Private Entrance
- Comfortable 2 Bedroom Accommodation
- Smart Modern Bathroom & New Kitchen

- Lower Ground Garden Flat
- 14'4 Open Plan Living Space
- Well Placed for Beach & Park

Flat 3 Seacrest Court, 46 Westhill Road, Ryde, Isle Of Wight, PO33 1LN

£127,500

This unique lower ground floor garden flat sits to the rear of the building adjoining the communal gardens. The private courtyard is spread over two tiers which are easily maintained and offer space for seating, sunbathing and alfresco dining. Access to the flat is via it's own private entrance and these double glazed french doors and the ones in the second bedroom both seamlessly connect to the courtyard garden. The flat is part of an impressive converted character building situated towards the eastern reaches of Ryde and well placed for Ryde's beaches and Appley Park. The accommodation is centred around the open plan living space and smart new kitchen with a bedroom to either side and the bathroom off to the rear. Most rooms are focused towards the courtyard garden so you can control your outlook. Parking for the flat is to the front of the building and there is plenty of on-street parking for guests. Ryde is a popular place to reside as being a principal town it is well endowed with a wealth of retail shops and associated services. Comprehensive travel options include a bus station, two train stations and not forgetting the regular passenger crossings to mainland Portsmouth and Southsea further extending shopping options.



Accommodation

Private Entrance

Open Plan Living Space

14'4 x 14'2 (4.37m x 4.32m)

Kitchenette

Bedroom 1

14'5 x 6'11 (4.39m x 2.11m)

Bedroom 2

12'8 x 7'1 (3.86m x 2.16m)

Rear Lobby

Built in Airing Cupboard

Bathroom

9'4 x 4'8 (2.84m x 1.42m)

Private Courtyard Garden

This flat is fortunate to have its own private courtyard garden. This is accessed via double doors from both the lounge and second bedroom. It is over two levels, where the lower is paved and the upper is laid to lawn. Beyond the courtyard are the communal gardens helping to create a pleasant ambience to this private outside space.

Communal Grounds

An expanse of communal lawned gardens sit to the rear of the building. These back on to St John's Wood screened by this wooded backdrop. Dustbin storage area to front of building.

Parking

Parking within the shared car park to the front of the building.

Tenure

Leasehold tenure. 173 years remaining. Service charge £87.50 per month including water rates. Residential letting permitted & pets permitted with permission.

Council Tax

Band A



Broadband Connectivity

Up to Ultrafast fibre available

Mobile Coverage

Limited coverage from EE, O2, Vodafone & Three

Construction Type

Assumed Cavity wall or solid wall construction

Services

Unconfirmed electric, mains water and drainage.

Flood Risk

High Risk of Surface Water Flooding in the area of this building but not necessarily this actual building. Please note that this building is towards the top of a hill.

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.



TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.5 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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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		
	68	77
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.



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Viewing: Date Time