



- Attractively Individual Detached House
- Sought After Coastal Town Position
- Comfortable 3 Bedroom Accommodation
- Stylish Open Plan Layout
- Generous 20'4 Lounge
- Garage, Car Port and Driveway Parking
- 24'11 Kitchen/Diner With Access to Sun Terrace & Garden
- Lawned Gardens and Raised Sun Terrace
- Well Placed for Town, Beach & Coastal Path
- Downstairs Cloakroom W.c

86 Spencer Road, Ryde, Isle Of Wight, PO33 3AH

£575,000

Positioned on Spencer Road in the charming coastal town of Ryde, this attractively individual detached house, built in 1972, offers a delightful blend of comfort and style. With three reception rooms and three well-proportioned bedrooms, this 1547sqft home is perfect for families or those seeking ample space for entertaining. The emphasis of this property certainly leans towards having less but larger rooms for an appealing quality lifestyle.

The ground floor layout is particularly exciting, featuring an open plan design that allows for a seamless flow between the living areas and the picturesque gardens. Large windows throughout the property invite an abundance of natural light, creating a bright and airy atmosphere that enhances the sense of space within.

Two of the main bedrooms boast private balconies, providing serene views of the gardens and the surrounding area, perfect for enjoying a morning coffee or unwinding in the evening. The property also benefits from parking for up to five vehicles, ensuring convenience for residents and guests alike.

Situated within walking distance of the town centre and the beach, this home is ideally located for those who appreciate the vibrant coastal lifestyle. Additionally, the nearby coastal path offers miles of lovely walks, making it a haven for nature lovers and outdoor enthusiasts.

This well-placed residence is a rare find in a sought-after location, combining modern living with the charm of a coastal town. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy the best of Ryde.



Accommodation

Entrance Lobby

10'0" x 7'3" (3.05m x 2.21m)

Cloakroom W.C.

Built-in Storage

Entrance Hall

10'10" x 9'4" (3.30m x 2.84m)

Lounge

20'4" max x 14'10" (6.20m max x 4.52m)

Sitting Room/Home Office

11'3" max x 10'9" (3.43m max x 3.28m)

Kitchen/Diner

24'11" x 10'5" max (7.59m x 3.18m max)

Landing

Loft Hatch

Built-in Airing Cupboard

Bedroom 1

17'9" plus wardrobes x 10'9" (5.41m plus wardrones x 3.28m)

Balcony

7'6" x 3'0" (2.29m x 0.91m)

South Facing Sunny Position

Bedroom 2

17'7" plus wardrobes x 9'9" (5.36m plus wardrobes x 2.97m)

Open En-Suite Area

Shower Cubicle. Wash Basin.

Balcony

7'6" x 3'0" (2.29m x 0.91m)

Overlooking the garden. Glimpse of the Sea beyond.

Bedroom 3

9'6" including wardrobes x 9'5" (2.90m including wardrobes x 2.87m)



Bathroom
8'0" x 7'7" (2.44m x 2.31m)

Car Port
24'5" x 9'4" (7.44m x 2.84m)

Laundry Room
Boiler

Garage
16'1" x 9'0" (4.90m x 2.74m)

Utility Room
7'11" x 6'11" (2.41m x 2.11m)

Gardens
A neat hedge lined lawn sits to the side of the sweeping graveled driveway. Ornamental trees including a Magnolia edge the driveway. A gated side access leads to the lawn sweeping around the side meeting the rear lawn. Fences enclose garden. A raised pergola covered sun terrace sits off the back of the house overlooking the pleasant gardens. A vine climbs the pergola and a raised pond sits to one side of the terrace. Paved patio area. Garden tap.

Summerhouse
A substantial space perfectly positioned to enjoy the sun.

Driveway Parking
The graveled driveway offers ample parking for 3 vehicles.

Tenure
Freehold

Council Tax
Band F

Construction Type
Cavity wall

Flood Risk
Very Low Risk.

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

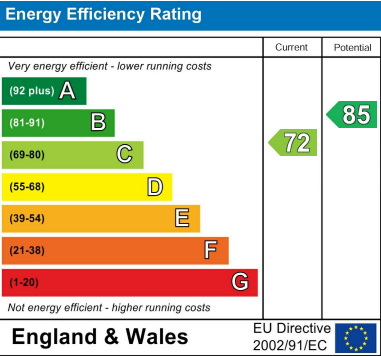
Broadband Connectivity
Openrech and Wightfibre Networks. Up to Ultrafast Available.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA
FLOOR 1 91.6 m² FLOOR 2 62.2 m²
EXCLUDED AREAS : BALCONY 2.6 m² BALCONY 3.0 m²
TOTAL : 143.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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