



- Coastal Living at its Best!
- Beautifully Presented & Wonderfully Light Interior
- Lovely Views from this First Floor Position
- Communal Garden & Secure Entry System
- Stunning Seafront Apartment Yards From Beach
- Allocated Parking Space
- Spacious 78 sqm Interior with High Ceilings
- Comfortable 2 Bedroom 1 En Suite Accommodation
- Stylish Open Plan Living, Dining and Kitchen Space
- Long Leasehold. 999 years from 2008

5 The Appley Appley Rise, Ryde, PO33 1LE

£259,000



Situated in the charming Appley Rise area of Ryde, this exquisite first-floor flat offers a delightful blend of Victorian elegance and modern coastal living. Spanning an impressive 839 square feet, the property boasts two well-proportioned bedrooms and a stylish bathroom, making it an ideal retreat for individuals or small families.

As you step inside, you are greeted by a beautifully presented interior that features high ceilings and an abundance of natural light, creating a warm and inviting atmosphere. The spacious open-plan living, dining, and kitchen area is the heart of the home, enhanced by a large bay window and a charming Juliet balcony that invites you to enjoy the stunning views of The Esplanade and the ever-changing scenery of The Solent.

The location is truly exceptional, situated just yards from the beach and surrounded by lovely coastal walks. The nearby Coastal Path offers miles of picturesque waterside routes, perfect for leisurely strolls or invigorating hikes. Additionally, the property includes parking for one vehicle, providing convenience for those who wish to explore the local area further.

This flat is not just a home; it is a lifestyle choice, offering the best of coastal living in a vibrant community. With its prime location and elegant design, this property is a rare find and is sure to attract those seeking a serene yet active lifestyle by the sea. Don't miss the opportunity to make this stunning apartment your own.



# Accommodation

## Communal Entrance

Secure entry system

## 1st Floor Landing

## Entrance Hallway

## Built in Storage

## Open Plan Living Space

19'3 x 15'8 overall dimension (5.87m x 4.78m overall dimension)

Incorporating Living, Dining & Kitchen areas.

## Principal Bedroom

14'5 x 13'8 (4.39m x 4.17m)

## En Suite Shower Room

## Bedroom 2

19'9 x 7'3 (6.02m x 2.21m)

## Built in Boiler Cupboard

## Bathroom

## Communal Garden

Lawned south facing communal garden to rear.

## Communal Facilities

Secure entry system. Dust bin storage area.

Undercover bicycle store

## Allocated Parking

Allocated and numbered space for a vehicle in the communal car park

## Council Tax

Band C

## Tenure

Long lease. 999 years from 2008. £1050 per annum service charge plus ground rent.





### Restrictions

Residential letting is permitted. No holiday letting.  
No Pets.

### Flood Risk

Very Low Risk

### Broadband Connectivity

Openreach network. Up to Superfast available

### Mobile Coverage

Limited coverage from EE, O2, Vodafone and Three

### Construction Type

Cavity wall

### Services

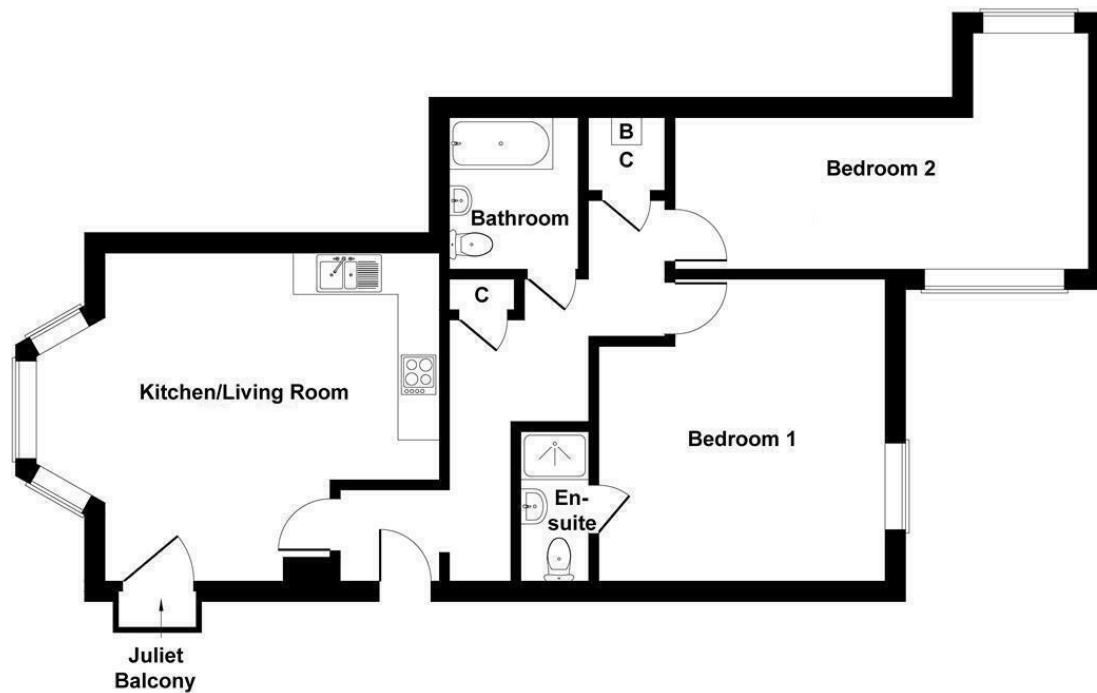
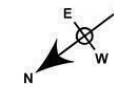
Unconfirmed gas, electric, water and drainage.

### 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.

# 5 The Appley, Appley Rise, Ryde

Approximate Gross Internal Area  
840 sq ft - 78 sq m



GROUND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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.



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Viewing:

Date .....

Time .....