



- Circa 1990 Built Detached Chalet Bungalow
- 23'11 Lounge/Diner
- Pleasant Views Towards Ryde
- Lawned Sunny Garden
- Very Comfortable 3 Bedroom - 1 En Suite Accommodation
- Driveway Parking(see notes)
- Generous Entrance Hall
- Wonderfully Spacious Interior
- 2 Shower Rooms & 1 Bathroom
- 14'4 Kitchen/Diner

Hollys Haunt West Hill Road, Ryde, Isle of Wight, PO33 1LW

£425,000

This wonderfully spacious detached chalet bungalow was built circa 1990. It sits towards the top of West Hill Road just a few minutes from Appley Park and remains close enough to the beach for the benefits of coastal living. The interior is beautifully presented so even if you do feel the need to personalise you can undertake this at a time and schedule to suit. The feel of space is noticeable as soon as step in to the spacious entrance hall which in turn leads to all rooms. The roomy open plan lounge and dining space overlooks the well kept lawned garden on the west side of the home and seamlessly connects to it via sliding double doors. There is a handy utility room off the kitchen/diner to keep some of the appliances out of earshot. A ground floor bedroom and full shower room future proof the home for single floor living should you ever prefer or need this. Upstairs and the generous principal bedroom is en suite plus there is a second double bedroom and a family bathroom. The 1st floor reveals some pleasant views towards Ryde taking in the spire of one of our many churches in the background. Bus routes are just around the corner and all of Ryde's transport options are found along the Esplanade including regular passenger crossings to both Portsmouth and Southsea. This lovely home is a credit to the owner as I am sure you will appreciate as soon as you walk through the door.



Accommodation

Entrance hall

13'4 x 9'9 (4.06m x 2.97m)

Shower room

8'6 x 5'6 (2.59m x 1.68m)

Built in storage

Lounge/Diner

23'11 max x 18'1 max (7.29m max x 5.51m max)

Kitchen/Breakfast room

14'4 x 11'9 (4.37m x 3.58m)

Utility room

9'4 x 4'9 (2.84m x 1.45m)

Built in storage housing boiler

Bedroom three

11'9 x 9'9 (3.58m x 2.97m)

Landing

Loft access

Built in airing cupboard

Built in storage

Master bedroom

14'7 max x 14'2 "l" shaped (4.45m max x 4.32m "l" shaped)

En suite shower room

7'1 x 4'4 (2.16m x 1.32m)

Under-eaves storage

Bedroom two

14'3 x 11'8 (4.34m x 3.56m)

Bathroom

7'1 x 7'0 (2.16m x 2.13m)

Driveway parking

Spaces for two cars side by side. In our opinion the garden to the east of the house offers space to potentially build a garage subject to the correct permissions.

Gardens

The enclosed frontage is neatly laid to lawn. Gated side access leads to the side and rear gardens. The main lawn is oriented to the south and west and screed from the surroundings largely by well kept hedge and tree boundaries. A paved patio sits off the lounge /diner. A second lawned area is to the side of the property home to the garden shed, a patio and an impressive mature tree. A spattering of colourful shrubs are around the garden adding an array of colour. A high mature hedge runs along the rear boundary offering more screening. Garden tap.



Council tax
BAND E

Tenure
Freehold

Flood Risk
Very Low Risk

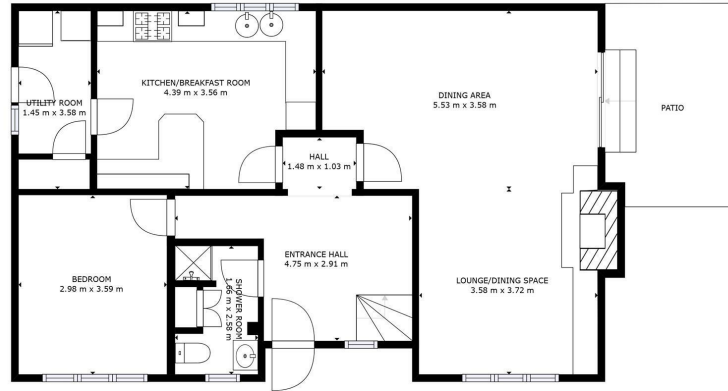
Mobile Coverage
Coverage from O2. Limited coverage from EE, Vodafone and Three.

Broadband Connectivity
Wightfibre and Openreach networks. Up to Ultrafast fibre available.

Construction Type
Cavity Wall

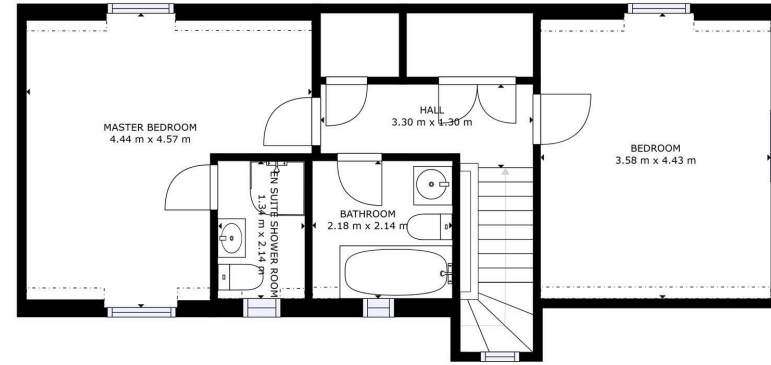
Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agent notes
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.



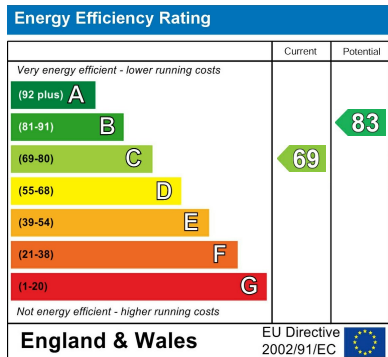
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 83 m², FLOOR 2: 49 m²
EXCLUDED AREAS: PATIO: 11 m²
REDUCED HEADROOM BELOW 1.9M: 3 m²
TOTAL: 133 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 83 m², FLOOR 2: 49 m²
EXCLUDED AREAS: PATIO: 11 m²
REDUCED HEADROOM BELOW 1.9M: 3 m²
TOTAL: 133 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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PROTECTED

Viewing:
Date
Time