



- Stunning Sea Views!
- Smartly Presented Interior
- Modern Kitchen & Shower Room
- No Onward Chain
- Yards from Ryde Beach & Ryde Harbour
- Appealing Coastal Lifestyle
- Perfectly Placed for Travel Options
- PARKING
- Comfortable 1 Bedroom Accommodation
- Sleek Modern Heaters

Flat 10, Georgina House, 23 Castle Street, Ryde, Isle Of Wight, PO33 2EE

£115,000

We are fortunate in Ryde to have a wonderful stretch of coastline with continuous sandy beaches and the well traveled waters of The Solent. This upper floor flat is perfectly positioned to benefit from the stunning views this affords and of course the appealing lifestyle which comes with this. Whether you are sat in the lounge or longingly peering out of the kitchen window you will be enjoying ever changing views of the of the sea as cruise ships and sailing craft pass by heading for the Channel or other ports dotted long the south coast. The beach is roughly 200 yards away from this flat as is the coastal path which circumnavigates the Island connecting other beaches, villages and towns. The smart interior is the culmination of a program of modernisation undertaken since purchased in 2017 by the previous owner. Fashionable tones throughout help highlight the big ticket items such as the smart modern kitchen and shower room. Parking for the flat is in the communal car park on the seaward side of the building and a whole host of transport options are found along the nearby Esplanade. These include regular passenger connections to Portsmouth Harbour and Southsea Promenade on the mainland as well as buses and trains for more local travel. Ryde has one of the best selections of retail shops and associated facilities found anywhere on the Island and these are just around the corner. There are several beach-side cafes, bars and restaurants found along the Esplanade too helping further to make this flat an exciting permanent residence or holiday retreat.



Accommodation

Communal Entrance

2nd Floor Landing

Entrance Lobby

Lounge/Diner

15'4" x 9'1" (4.67 x 2.77)

Kitchen

9'9" x 5'2" (2.97 x 1.57)

Bedroom

11'11" x 8'2" (3.63 x 2.49)

Walk in Utility Cupboard/Storage

Shower Room

5'7" x 5'3" (1.70 x 1.60)

Parking

Communal parking to front of building.

Communal Facilities

Dustbin storage area.

Tenure

Leasehold. 125years from 1987. 86 years remaining. Service charge £1000 per annum. Ground rent £50 per annum.

Council Tax

BAND A

Restrictions

Residential letting permitted. No holiday letting. No pets.

Flood Risk

Very Low Risk



Construction Type

Assumed cavity wall.

Broadband Connectivity

Openreach and Wightfibre networks. Up to Ultrafast fibre available.

Mobile Coverage

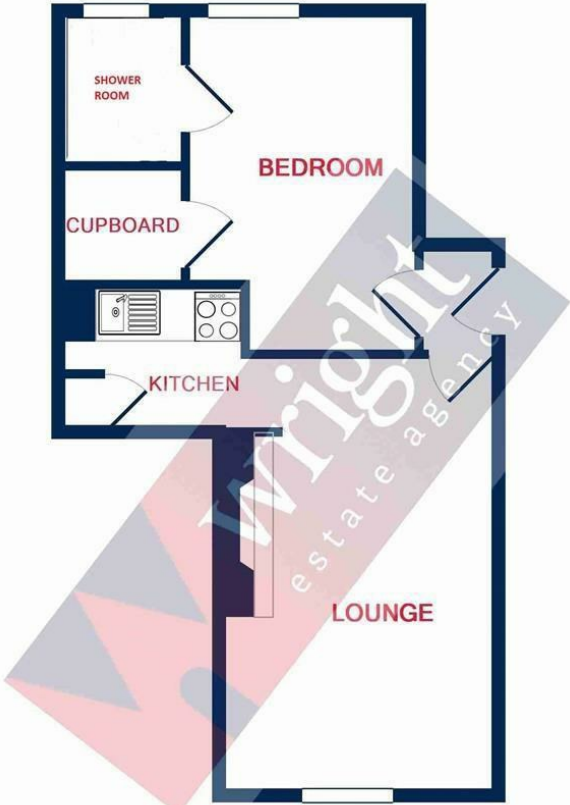
Coverage from O2. Limited coverage from EE, Three and Vodafone.

Services

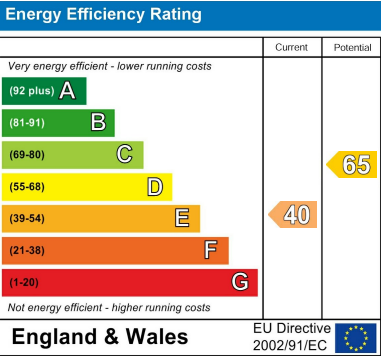
Unconfirmed gas, electric, telephone, mains water and drainage.

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.



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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