



- Superbly Individual Garden Flat
- Smart Modern Kitchen with Garden Access
- Comfortable 1 Bedroom Accommodation
- Charming Single Floor Living
- Private Entrance
- Garage & Allocated Parking Space
- Generous 20'7 Lounger/Diner Overlooking Garden
- Private Sunny South Facing Garden
- Character Filled Interior with Striking Features
- Peaceful Setting Yards from Tennis Club

Southview, Perivale Playstreet Lane, Ryde, PO33 3LJ

£189,950

Found along Playstreet Lane in the charming town of Ryde, this delightful Victorian garden flat offers a unique blend of historic character and modern convenience. With a private entrance, this ground floor residence boasts a spacious reception room, a comfortable bedroom, and a contemporary bathroom, making it an ideal choice for those seeking single floor living.

The flat is bathed in natural light, thanks to its high ceilings and elegant multi-pane windows, which enhance the property's distinctive charm. The smartly designed kitchen, which has direct garden access, complements the flat's character, providing a perfect space for culinary creativity while maintaining the essence of its Victorian roots.

One of the standout features of this property is its private, south-facing garden, a sunny oasis perfect for relaxation or entertaining. Imagine enjoying your morning coffee or hosting friends in this tranquil outdoor space.

Additionally, the flat offers parking for a vehicle and a garage, a rare convenience in such a desirable location. Situated just a stone's throw from the local lawn tennis and bowls club, residents will find themselves well-placed for leisurely walks and community activities.

This property is not just a home; it is a lifestyle choice, offering the perfect balance of comfort, charm, and convenience. Whether you hanker for single floor living or looking to downsize, this flat is a must-see for anyone seeking a unique living experience in Ryde.



Accommodation

Private Entrance

Entrance Hall

Study Area

Bathroom

6'2 max x 5'7 max (1.88m max x 1.70m max)

Built in Storage

Lounge/Diner

20'7 max x 11'11 max (6.27m max x 3.63m max)

Kitchen

9'11 max x 9'10 (3.02m max x 3.00m)

Bedroom

17'3 max x 7'7 (5.26m max x 2.31m)

Private Garden

The charming garden flat has its own private garden to the rear. It is directly accessed from the double doors in the kitchen. The sunny south facing 'sun trap' of a garden is neatly laid to lawn and framed by hedge and fence boundaries. Established shrubs and ornamental trees line the boundaries creating welcomed privacy from the surrounding gardens. A sun deck sits off the kitchen as the perfect bbq/alfresco dining spot. Garden tap. Concealed storage area to the side.

Parking

There is an allocated parking space within the communal frontage.

Garage

Sectional sliding doors. Secure space for a vehicle or a storage facility.

Council Tax

Band A

Tenure

Long leasehold. 999 years from 1895. Headleasee owns the penthouse in the building. Southview is responsible for 1/6 of all costs including building insurance. Building insurance £260 per annum.



Construction Type

Cavity wall

Flood Risk

Very Low Risk

Mobile Coverage

Coverage includes EE & O2. Limited coverage from Three & Vodafone.

Broadband Connectivity

Openreach and Wightfibre networks. Up to Ultrafast fibre 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor



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		
	56	72
EU Directive 2002/91/EC		
England & Wales		

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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