



- No Onward Chain
- Generous 68 sqm Interior
- Allocated Parking
- Gas C/Heating & D/Glazing

- Well Presented Coastal Garden Flat
- Overlooks the Lawned Communal Grounds
- Private Entrance

- Comfortable 2 Bedroom Accommodation
- 14'2 Lounge Overlooking the Grounds
- Short Walk from the Beach & Appley Park

Flat 1, Somerville East Hill Road, Ryde, PO33 1LU

£145,000



Found in the charming area towards the east of Ryde, this delightful ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 731 square feet, this Victorian property boasts a private entrance that leads you into a well-presented living space, ideal for those seeking a tranquil retreat.

The flat features two inviting bedrooms, providing ample space for relaxation and rest. The reception room is particularly noteworthy, as it overlooks the beautifully maintained communal grounds, offering a serene view of the lush lawns. This connection to nature enhances the overall ambiance of the home, making it a perfect spot for unwinding after a long day.

One of the standout features of this property is its prime location. Backing onto St John's Wood and just a stone's throw from the beach and Appley Park, residents can enjoy the best of both worlds—peaceful green spaces and the vibrant seaside. Additionally, the flat is conveniently situated within walking distance of key local amenities, ensuring that everything you need is just a short stroll away.

For those with a vehicle, the property includes an allocated and numbered parking space at the front of the building, adding to the convenience of this lovely home. The ground floor positioning, combined with the private entrance, fosters a sense of privacy and security, making it an ideal living environment for individuals or couples.

In summary, this charming flat in coastal Ryde presents an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a desirable location. With its appealing features and proximity to local attractions, it is a property not to be missed.





# Accommodation

## Private Entrance

## Entrance Hall

## Lounge

14'6" x 9'11" (4.42m x 3.02m)

## Kitchen

8'9" x 8'3" (2.67m x 2.51m)

## Bedroom 1

12'8" x 11'6" (3.86m x 3.51m)

## Bedroom 2

11'9" x 8'6" (3.58m x 2.59m)

## Bathroom

6'8" x 5'4" (2.03m x 1.63m)

## Parking

Allocated numbered space for a vehicle within communal car park.

## Communal Gardens

Established lawned gardens sit to the rear of this impressive building. They access and back directly on to St Johns Wood which offers a natural backdrop and a pleasant walking route towards the seafront. Concrete patio area.

## Communal Facilities

Drying area to rear. Access to St Johns Wood.n  
Dustbin storage area. Lockable bicycle storage cupboard.

## Tenure

Long leasehold. 999 year from 1/1/1990. Annual service charge £1298.92.

## Council Tax

Band A

## Construction Type

Brick elevations, stone quoins and cavity walls.





**Flood Risk**  
High Risk from Surface Water. Very Low Risk from River & Sea.

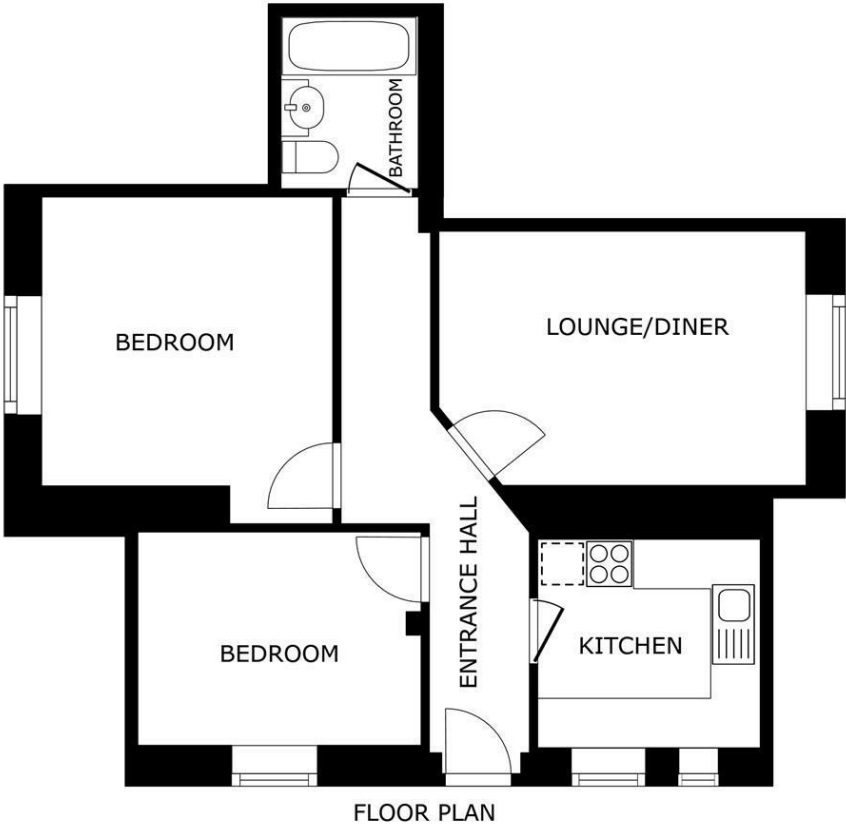
**Mobile Coverage**  
Coverage Include: EE, Three, O2 & Vodafone

**Restrictions**  
Residential letting is permitted. No pets allowed.  
No holiday letting.

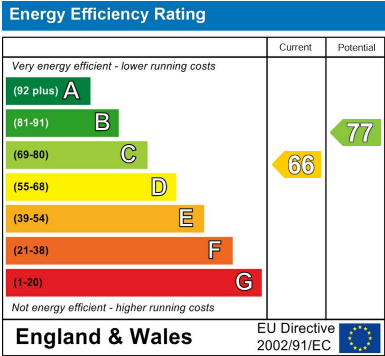
**Broadband Connectivity**  
Openreach & Wightfibre Networks. Up to Ultrafast available.

**Services**  
Unconfirmed gas, water, drainage and electric.

**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.



GROSS INTERNAL AREA  
FLOOR PLAN 63.2 m<sup>2</sup>  
TOTAL : 63.2 m<sup>2</sup>  
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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**Viewing:**      Date .....      Time .....