



- Seaward Facing Second Floor Flat
- Stunning Sea Views
- Long Lease & Share of Freehold
- No Onward Chain

- Comfortable 3 Bedroom Accommodation
- 16'5 Lounge with Sea Views
- Esplanade Side Communal Gardens

- Appealing Waterside Position Yards from Beach
- 14'3 Kitchen/Breakfast Room
- Parking

Flat 7, Wight Hall Court The Strand, Ryde, Isle of Wight, PO33 1JF

£225,000

This second floor converted apartment is situated with its lovely lawn communal gardens backing on to the Esplanade at Ryde. A gated access opens onto the Esplanade leaving you just 50 yards from Ryde's sandy beaches which stretch for miles in either direction. Being second floor this flat is rewarded by quite spectacular panoramic views which include the beach, sea, the tree-lined Esplanade and the nearby canoe lake which attracts and is frequented by various birds including the much loved swan. Internally the triple aspect layout provides some flexibility for use as either a 2 or 3 bedroom property depending whether a second reception room is preferred. The seaward facing lounge and main bedroom offer front row seats to the stunning waterside vista leaving the wonderfully light kitchen/diner to the sunny south side of the property. The bathroom has been recently replaced with a smart modern white suite with shower over the bath. For commuters or those looking for a holiday home the proximity to the passenger ferry and hovercraft mainland connections could prove to be very convenient. Bus and train stations are equally close by and the main town centre shops and facilities are roughly a 15 minute walk away from this well placed property.



Accommodation

Shared Entrance

Second Floor Landing

Entrance Hallway

Lounge

16'5" x 12'1" (5.00 x 3.68)

Kitchen/Diner

14'3" x 8'2" (4.34 x 2.49)

Bedroom 1

16'3" max x 10'6" max (4.95 max x 3.20 max)

Bedroom 2

14'3" x 7'8" max (4.34 x 2.34 max)

Bedroom 3

10'3" x 7'4" (3.12 x 2.24)

Bathroom

Communal Grounds

The enclosed frontage is designated for parking purposes. A side access leads to the communal lawn gardens. These are positioned on the seaward side of the building and offer direct access onto the Esplanade and beach. The garden is well kept with shaped borders filled with shrubs following the walled boundaries of the garden. Seating areas can be found throughout. The waterside swimming pool, Canoe Lake and beach are literally well within 100 yards of the gardens. Dustbin storage area. Lockable storage shed in basement.

Parking

The car park is to the front of the building with an in and out driveway.

Tenure

Residue of 999 year lease. 1/10 share of freehold. Service charge for 2024 £2300. Residential letting permitted. No holiday lets. Pets can be allowed with permission.



Council Tax
BAND B

Flood Risk
Medium Risk of flooding from the Sea.

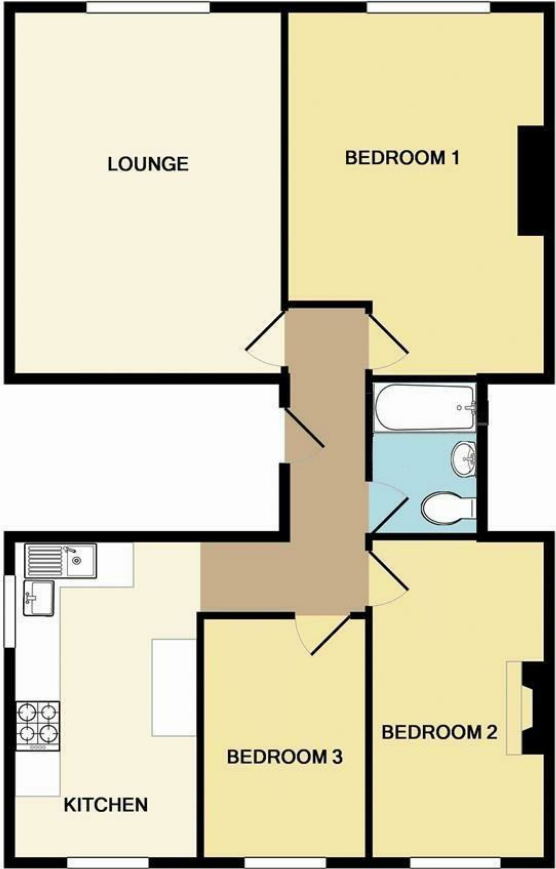
Construction Type
Rendered assumed cavity or solid wall elevations.

Broadband Connectivity
Up to ultrafast fibre available.

Mobile Coverage
Coverage includes EE, O2, Vodafone and Three.

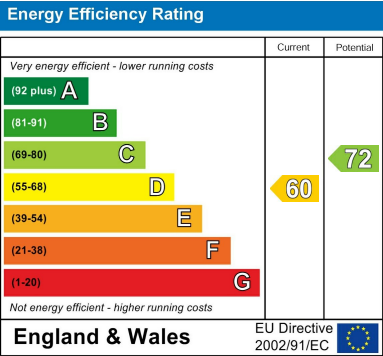
Services
Unconfirmed gas, electric, telephone, mains water and drainage.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 SQ.M.)

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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187 High Street, Ryde, Isle of Wight, PO33 2PN



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



PROTECTED



Viewing: Date Time