



- Stunning Top Floor Flat
- Comfortable 2 Bedroom Accommodation
- On-Street Parking (Permit & Non Permit Zones)
- Your Idyllic Coastal Lifestyle Awaits!
- Elegant Converted Listed Period Building
- Uninterrupted Panoramic Sea Views
- Wonderfully Light Interior with High Ceilings
- Coastal Position Yards from Beach
- Generous 19'4 Bay Window Lounge
- Stylish 12'10 Extensive Kitchen

16c The Strand, Ryde, PO33 1JE

£259,950



Situated in the charming coastal town of Ryde, this stunning second-floor flat offers a unique opportunity to embrace seaside living in a beautifully presented Victorian building. Spanning an impressive 1,047 square feet, this property boasts two spacious bedrooms and is just a stone's throw from the beach, making it an ideal retreat for those who appreciate the beauty of coastal life.

As you enter, you are greeted by an abundance of natural light, thanks to the large windows and high ceilings that enhance the sense of space throughout the flat. The generous seaward lounge is a particular highlight, featuring a delightful curved bay window that frames uninterrupted panoramic views of the sparkling sea. This is the perfect vantage point to watch passing cruise ships and yachts, creating a picturesque backdrop for your daily life.

The stylish kitchen is thoughtfully designed, offering an extensive array of units complemented by contrasting worktops, making it both functional and aesthetically pleasing. Whether you are preparing a casual meal or entertaining guests, this kitchen is sure to impress.

With its elegant features and prime location, this flat is not just a home; it is a lifestyle choice. Experience the joys of coastal living in this exquisite property, where every day can begin and end with the soothing sounds and sights of the sea. Don't miss the chance to make this exceptional flat your own.





# Accommodation

## Shared Entrance

Flats B & C

## Private Stairway to 1st Floor

### Lounge/Diner

19'4" into bay x 13'11" max (5.89m into bay x 4.24m max)

Feature marble fireplace.

### Dining Room/Bedroom 2

13'8" x 11'9" max (4.17m x 3.58m max)

Loft Hatch. Feature marble fireplace.

### Kitchen

12'10" x 9'11" (3.91m x 3.02m)

### Bedroom 1

17'2" x 14'6" max (5.23m x 4.42m max)

### Bathroom

10'8" x 6'9" (3.25m x 2.06m)

## Separate W.C

### Communal Facilities

Dustbin storage area to front of property. A right of way exists for Flat C to go through the rear garden and access The Esplanade and beach.

### Parking Permit Zone

Residents of The Strand can buy a parking permit for on-street spaces in The Strand and some neighboring roads. Zone R2.

### Council Tax

Band B

### Tenure

Long leasehold. 999 years from 29/9/1972. 1/3 Share of any costs for the building. Freeholder owns other 2 flats in building.

### Restrictions

No residential letting permitted. No holiday letting. Pets are allowed as long they do not cause a nuisance.

### Communal Areas

Dustbin storage area to front. Shared entrance for Flats B & C. No other communal parts.



**Construction Type**

Stone elevations with rendered quoins. Slate roof.  
Assumed cavity walls.

**Flood Risk**

High Risk from Rivers and Sea. Please note the ground floor of this building has flooded in the past and the building does have flood cover within its insurance.

**Mobile Coverage**

Limited Coverage: EE, Three, O2 & Vodafone

**Broadband Connectivity**

Openreach & Wighfibre Networks. Up to Ultrafast Available.

**Services**

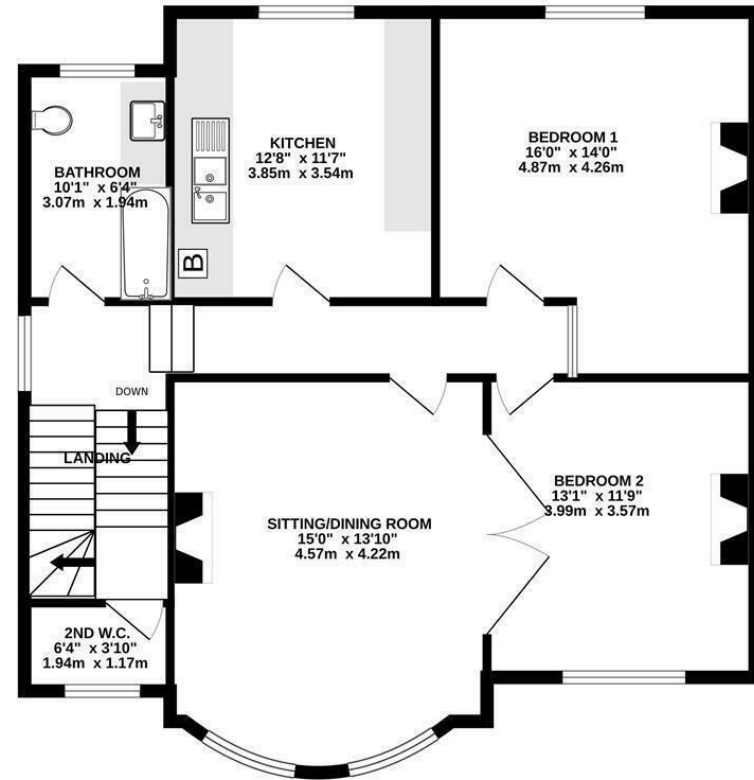
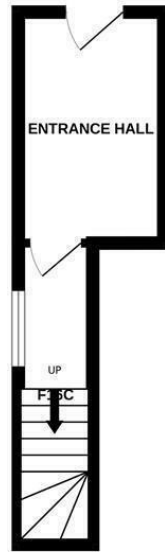
Unconfirmed gas, electric, mains water and drainage.

**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.

GROUND FLOOR  
107 sq ft. (9.9 sq.m.) approx.

1ST FLOOR  
940 sq ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 .....