



- No Onward Chain
- Elegant Converted Period Building
- High Ceilings & Large Windows
- Communal Garden Backing on to Woodland
- Impressive 1st Floor Flat
- Parking
- Scope to Modernise in Certain Areas.
- Comfortable 1 Double Bedroom Accommodation
- Generous 15'0 Lounge/Diner
- Double Glazing

Flat 5, Egremont East Hill Road, Ryde, PO33 1LU

£105,000



Nestled on East Hill Road in the charming town of Ryde, this generous first-floor flat is a delightful find for those seeking a blend of elegance and potential. Housed within a beautifully converted Victorian building, the property boasts a spacious layout of 536 square feet, featuring a generous reception room, one double bedroom, and a bathroom.

As you step inside, you will be greeted by high ceilings and large window apertures that create an airy atmosphere, enhancing the sense of space throughout the flat. While the interior may be slightly dated in certain areas, this presents a wonderful opportunity for you to modernise and personalise the space to reflect your own style and preferences.

The flat is ideally located just a few minutes from the beach, allowing for leisurely strolls along the shore or invigorating seaside activities. Additionally, the communal garden at the rear of the building offers a tranquil retreat, backing onto the picturesque St John's Wood, while the communal car park at the front provides convenient parking for one vehicle.

For those who enjoy the outdoors, the leafy surroundings of Appley Park are merely yards away, providing ample opportunities for exploration and relaxation. This property is perfect for first-time buyers, investors, or anyone looking to embrace the coastal lifestyle in a vibrant community. Don't miss the chance to make this charming flat your own and enjoy all that Ryde has to offer.





# Accommodation

## Communal Access

## 1st Floor Landing

## Entrance Hall

## Lounge/Diner

15'0" max x 14'1" (4.57m max x 4.29m)

## Kitchen

9'8" x 6'3" (2.95m x 1.91m)

## Bedroom

11'11" x 11'11" (3.63m x 3.63m)

## Shower Room

9'0" x 5'2" (2.74m x 1.57m)

## Communal Grounds

The tree-lined frontage is largely designated for parking purposes. Dust bin storage area. Communal garden to the rear of the building backing on to St John's Wood.

## Parking

Parking space for this flat within the communal car park at the front of the building.

## Tenure

Long leasehold 999 years from 29/9/1974. Residents own the freehold. Service charge £600 per annum. Sinking fund in place.

## Council Tax

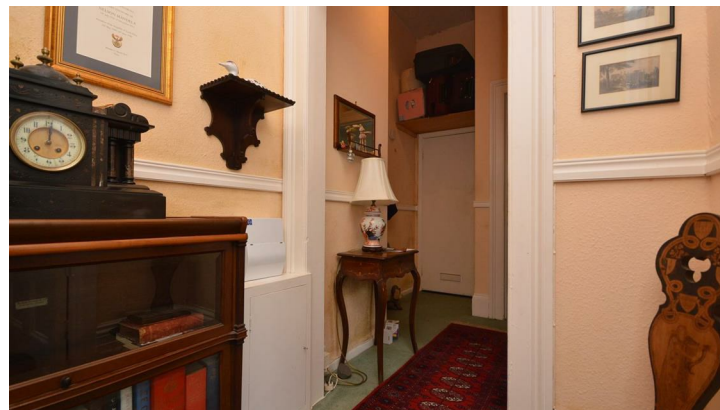
Band A

## Construction Type

Brick elevations. Rendered quoins. Slate roof. Cavity walls.

## Restrictions

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



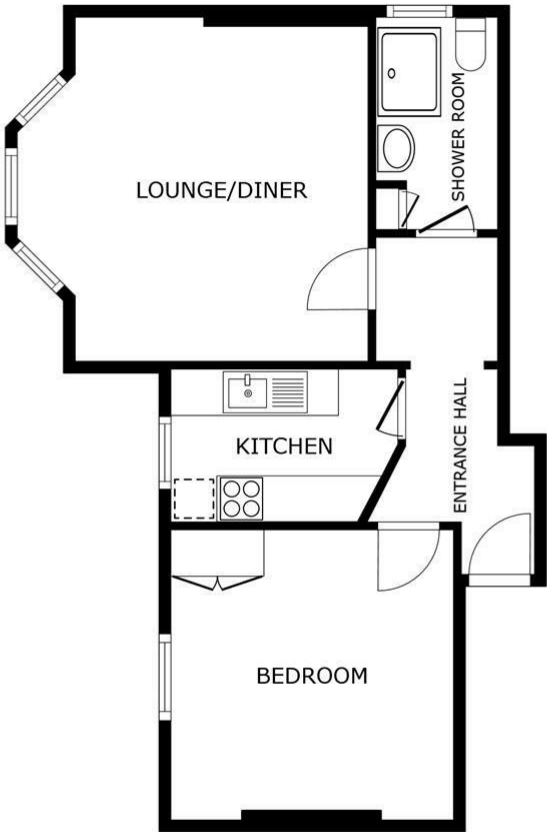
**Flood Risk**  
High Risk from Surface Water. Very Low Risk from River & Sea.

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

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

**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.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 49.9 m<sup>2</sup>  
TOTAL : 49.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
England & Wales		
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.

187 High Street, Ryde, Isle of Wight, PO33 2PN  
Phone: 01983 611511  
Email: ryde@wright-iw.co.uk

Viewing:

Date .....

Time .....