



39 Westfield Park
Ryde | Isle of Wight | PO33 3AB

Seller Insight

“ We have lived at 39 Westfield Park for 27 years, since 1998. Selecting the location as it offered us the opportunity to combine our work in London and overseas through the excellent transportation services to and from the Island. This allowed our leisure time to be devoted to our Yacht in East Cowes Marina, Walking, Tennis and Swimming.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

39 Westfield Park

This charming coastal home offers a rare opportunity to enjoy stunning views across the Solent, paired with generous living spaces and mature gardens. With a blend of character features and potential for modern updates, this property promises a coastal lifestyle like no other.

Upon arrival, you are greeted by a large entrance porch, perfectly positioned to take in the sea views. The porch features a tiled floor and ample space for seating, making it an ideal spot to relax and soak in the maritime surroundings. From here, wooden double doors lead into a spacious entrance hall, where parquet flooring sets a warm and inviting tone.

The entrance hall provides access to a delightful snug/dining room, a triple-aspect space that enjoys natural light and sweeping sea views. The parquet flooring continues through this room, enhancing its charm and character. French doors open onto a raised block-paved patio, complete with glazed paneling and stainless-steel balustrades. This outdoor space is perfect for alfresco dining or simply relaxing whilst overlooking the garden and the ever-changing scenery of the Solent. Adjacent to the dining room is the kitchen, which, while functional, offers an exciting opportunity for modernisation. The kitchen is equipped with a range of fitted wall and base units and enjoys lovely views over the mature rear garden. A door from the kitchen also leads directly onto the raised patio, allowing for seamless indoor-outdoor living.

The ground floor also features a large double bedroom with a wall of fitted wardrobes, providing excellent storage solutions. The bedroom is serviced by a modernised shower room that includes a large walk-in shower enclosure, wc, hand basin, and the added comfort of electric underfloor heating.

Leading to the first floor, a wide staircase leads to the galleried landing, which is bathed in natural light from an oversized opening into the first-floor lounge. This triple-aspect room is undoubtedly the highlight of the house, offering breathtaking panoramic views across the Solent, stretching all the way to Hampshire. Notable landmarks, including the Spinnaker Tower, can be seen in the distance.

The lounge is generously proportioned, with direct access to a private balcony. The balcony's glazed panels and stainless-steel balustrade provide an unobstructed view, making it the perfect spot to enjoy your morning coffee while watching the activity on the water.

Also on this floor are two additional double bedrooms, both of which offer side views of the sea. These well-proportioned rooms are ideal for family members or guests. A family bathroom completes the first floor, featuring a classic cast iron bath, along with a WC and hand basin.

The property is set within mature gardens that wrap around the front, side, and rear of the house, offering a variety of spaces to enjoy the outdoors. The rear garden is particularly charming, with established planting and ample room for entertaining or relaxation. A detached single garage and a private driveway provide convenient parking and storage options.

The property has access to a Westfield Park residents only gated private slipway giving access to the beach. With this enviable location, versatile living spaces, and potential for further enhancement, this home is a coastal gem not to be missed.







Travel Information

3.6 miles from Fishbourne to Portsmouth Ferry Terminal
8.6 miles from East Cowes to Southampton Ferry Terminal
0.5 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Waterside Swimming Pool, The Esplanade, Ryde	0.9 miles
Ryde Mead Lawn Tennis Club, Ryde	0.3 miles
Seaview Yacht Club Seaview	3.9 miles
Ryde Golf Club, Ryde	0.9 miles
Royal Victoria Yacht Club, Fishbourne	4.1 miles
1Leisure Medina Centre, Newport	7.3 miles

Healthcare

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Newport Health Centre, Newport	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(8.8 miles)
	01983 822099

Education

Primary Schools
Wootton Community Primary School, Wootton
Binstead Primary School, Binstead
St Mary's Catholic Primary School, Ryde
Haylands Primary School, Ryde
Oakfield CE Primary School, Ryde
Dover Park Primary School, Ryde

Secondary Schools/Colleges
Ryde Academy, Ryde
Ryde School with Upper Chine School, Ryde
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St. Catherine's, Grove Road, Ventnor

01983 882505
01983 562341
01983 562000
01983 563372
01983 563732
01983 562617

01983 567331
01983 562229
01983 403284
01983 524651
01983 537 070
01983 861 222
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
RT Café Grill, Royal Maritime House, Ryde
Fumo, Ryde
The Duck, Ryde
The Binstead Arms, Binstead
Fishbourne Inn, Fishbourne
The Boathouse, Seaview
Cibo, Wootton
The Cedars, Wootton
The Woodmans Arms, Wootton

These bars and restaurants are available within a 15-minute drive of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
Osborne House – East Cowes
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch
Rosemary Vineyard – Ryde
The Wildheart Animal Sanctuary – Sandown
Bembridge Windmill - Bembridge

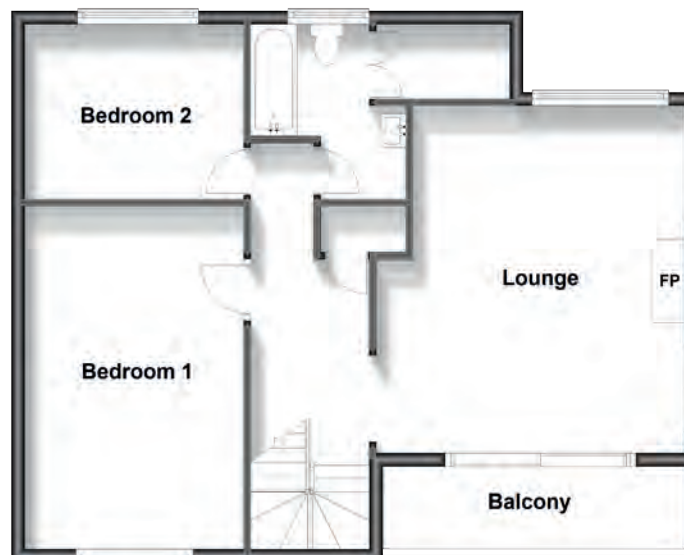
Ground Floor

Approx. 74.9 sq. metres (806.0 sq. feet)



First Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



GROUND FLOOR

Sun Lounge / Porch	15'10 x 4'3
Hallway	
Dining Room	17'4 x 10'8
Kitchen	10'11 x 10'10
Bedroom 3	16'x 10'10
En-Suite Shower Room	10'9 x 7'1

FIRST FLOOR

Landing	
Lounge	17'2 x 14'
Balcony	
Bedroom 1	16'10 x 11'
Bedroom 2	10'11 x 8'11
Bathroom	

OUTSIDE

Front Garden
Driveway Parking
Detached Garage
Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Council Tax Band: B
Tenure: Freehold

Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

