

Viewing strictly by appointment with the sole selling agent Fox & Home

## BOOK A VIEWING.



01983 811811

ryde@foxproperty.co.uk

**Fox & home**

182 High Street

Ryde

PO33 2PN



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Flat 3, 36 West Hill Road

Ryde, PO33 1LQ

£179,950

This beautifully presented period, garden maisonette is situated in an attractive period property within easy reach of Ryde Seafront. Accommodation includes: two double bedrooms, and a large living space with high specification fitted kitchen. The property boasts a delightful well maintained private garden with seating areas and access to the front. Further benefits include parking, gas central heating and entry phone.



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**Communal Entrance:**

Entry phone. Door to:

**Hallway:**

Entry phone. Radiator.

**Kitchen: 11'0" x 4'0" (3.35m x 1.22m)**

With a range of fitted base and wall units. Miele oven and hob with Neff extractor hood. 1 1/4 Stainless steel sink unit. Wall mounted Vaillant gas boiler. Integrated fridge and washing machine. Under cabinet lighting. Laminate flooring.

**Living Room: 14'0" x 13'0" (4.27m x 3.96m)**

Impressive secondary glazed bay window to the rear overlooking the garden. Glazed French doors to rear garden. Radiator.

**Bedroom One: 15'0" x 11'1" max into bay (4.57m x 3.38m max into bay)**

Triple sash window to the front with views over Ryde. Coved ceiling. Column radiator.

**Bedroom Two: 11'0" x 8'0" (3.35m x 2.44m)**

Part glazed French doors to the side. Radiator.

**Bathroom:**

Panelled bath with shower attachment. Low level WC. Pedestal wash hand basin. Shower cubicle. Window to the side. Chrome towel rail.

**Rear Garden:**

Absolutely stunning private garden stocked with an enviable selection of tropical plants. Pebble patio area and water feature. Garden shed with power. Fenced perimeter with gate to the front. Brick pathway with steps to raised decking area. Well stocked flower beds. Gate to copse area to the rear and the side area has feature steps.

**Parking:**

Allocated parking space.

Tenure: TBC

EPC: C

Council Tax Band: B

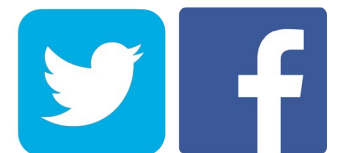
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Council Tax Band: Band B EPC Rating: C

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