



- Impressive Detached House
- Minimum 5 Bedroom Accommodation
- Sought After Position in Coastal Town
- Neatly Lawned Gardens
- Circa 1970 Build with Attractive Features
- Wrap Around Balcony
- Generous (21'10 x 17'10) Integral Garage & Driveway Parking
- Flexibly Arranged Layout
- 19'3 Lounge with Balcony off
- Home with Income Potential from Holiday Letting/Rental Unit

7 Beech Grove, Ryde, Isle of Wight, PO33 3AN

£539,950

Nestled in a tucked-away position just off Spencer Road, this substantial detached residence, built circa 1970, enjoys a sought-after location within easy reach of Ryde's sandy beaches, town centre and excellent local amenities. Offering versatile accommodation extending to five bedrooms and three bathrooms, the property is perfectly suited to modern family living.

A particular highlight is the wrap-around first-floor balcony, accessed directly from both the sitting room and kitchen/dining room. From here, you can enjoy a wonderful outdoor entertaining space, ideal for al fresco dining or simply relaxing with a morning coffee.

The accommodation is currently arranged as two separate living spaces, with a self-contained ground floor annexe that is currently operated as a successful holiday let. Subject to any necessary consents and approvals, purchasers may wish to explore the potential for creating an interconnecting staircase to provide a single, larger family home. Externally, the property benefits from a double integral garage and generous driveway parking for several vehicles, making it well-equipped for family life and visiting guests.

The property's convenient location places the beach, Ryde town centre, golf course and regular bus routes all within easy reach. Combining generous accommodation, flexible living arrangements, sea views and an enviable coastal setting, this impressive home presents a rare opportunity in one of Ryde's most desirable locations.



Accommodation

Annex /Ground Floor

Dining Area

15'3" max x 11'1" max (4.65m max x 3.38m max)

Built in Storage

Kitchen/Diner

22'11" x 12'9" (6.99 x 3.89 (6.98 x 3.88))

Dining Room

Inner Hallway

Bedroom 1

15'3" x 11'1" (4.65 x 3.38)

Bedroom 2

17'6" x 8'11" (5.33 x 2.72)

Shower Room

7'5" x 5'6" (2.26 x 1.68)

First Floor

Entrance Hall

12'7" x 5'0" (3.84 x 1.52)

Built in Storage

Lounge

19'3" x 17'7" (5.87 x 5.36)

Balcony Access

Kitchen/Diner

23'9" x 11'11" (7.24 x 3.63)

Balcony Access

Inner Hallway

Built in Storage

Utility cupboard & airing cupboard.

Bedroom 1

12'8" x 11'1" (3.86m x 3.38m)

W.C.

9'2" x 3'10" (2.79 x 1.17)

Bedroom 2

13'2" x 10'3" (4.01m x 3.12m)

Bedroom 3

9'4" x 8'6" (2.84 x 2.59)



Family Bathroom
9'11" x 7'10" (3.02 x 2.39)

Built in Storage

Balcony
A continuous balcony wraps around the three sides pf the property as the perfect spot to sit and enjoy views of the garden. Sea views are also achieved from this elevated spot extending all the way to the mainland beyond.

Gardens
The generous lawned frontage is neatly edged by shrub and flower borders. A solitary oak tree sits to one side. The lawn sweeps around either aide to meet the enclosed gardens to the side and rear. The pretty gardens include paved patio and pathways. A spattering of mature trees are found throughout the garden. Garden tap.

Double Garage
21'10" x 26'2" High (9'11") (6.65 x 7.98 High (3.02))
Power & lighting. Integral to main house.

Driveway
With spaces for several cars.

Holiday Let Income
The self-contained ground floor annexe is currently operated as a successful holiday let, generating in excess of £13,000 of income during the last year, offering an attractive supplementary income stream.

Council Tax
BAND F & BAND A

Construction Type
Cavity Wall

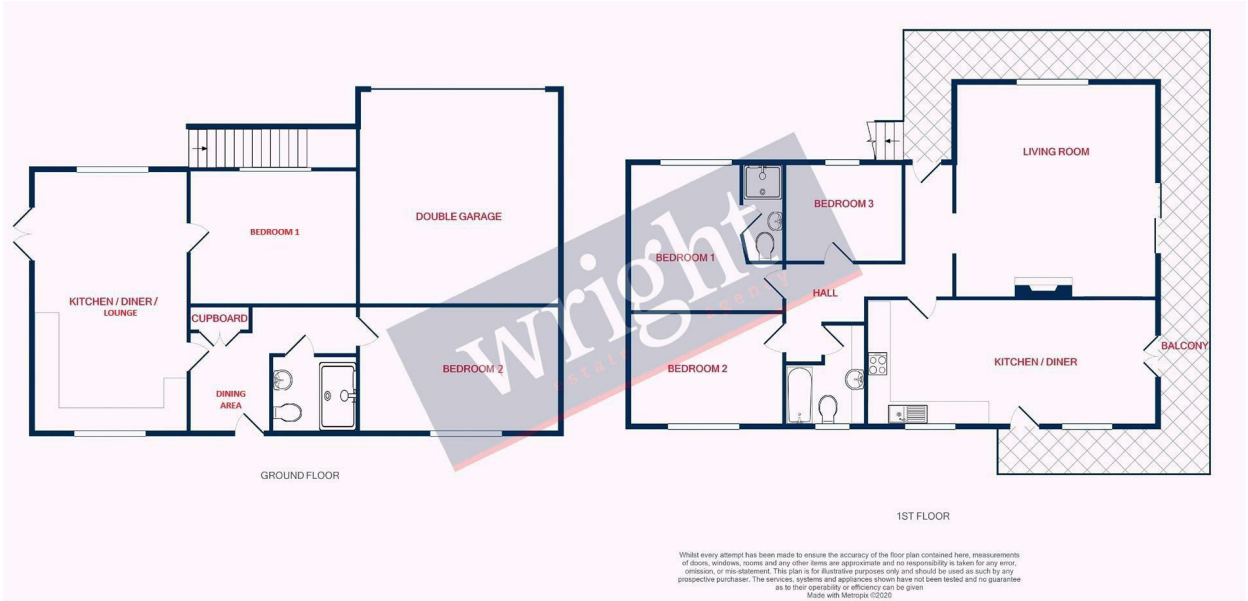
Flood Risk
Very Low Rsk

Mobile Coverage
Coverage: EE Limited Coverage: Three

Broadband Connectivity
Wightfibre & Openreach 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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PROTECTED



Viewing:

Date

Time