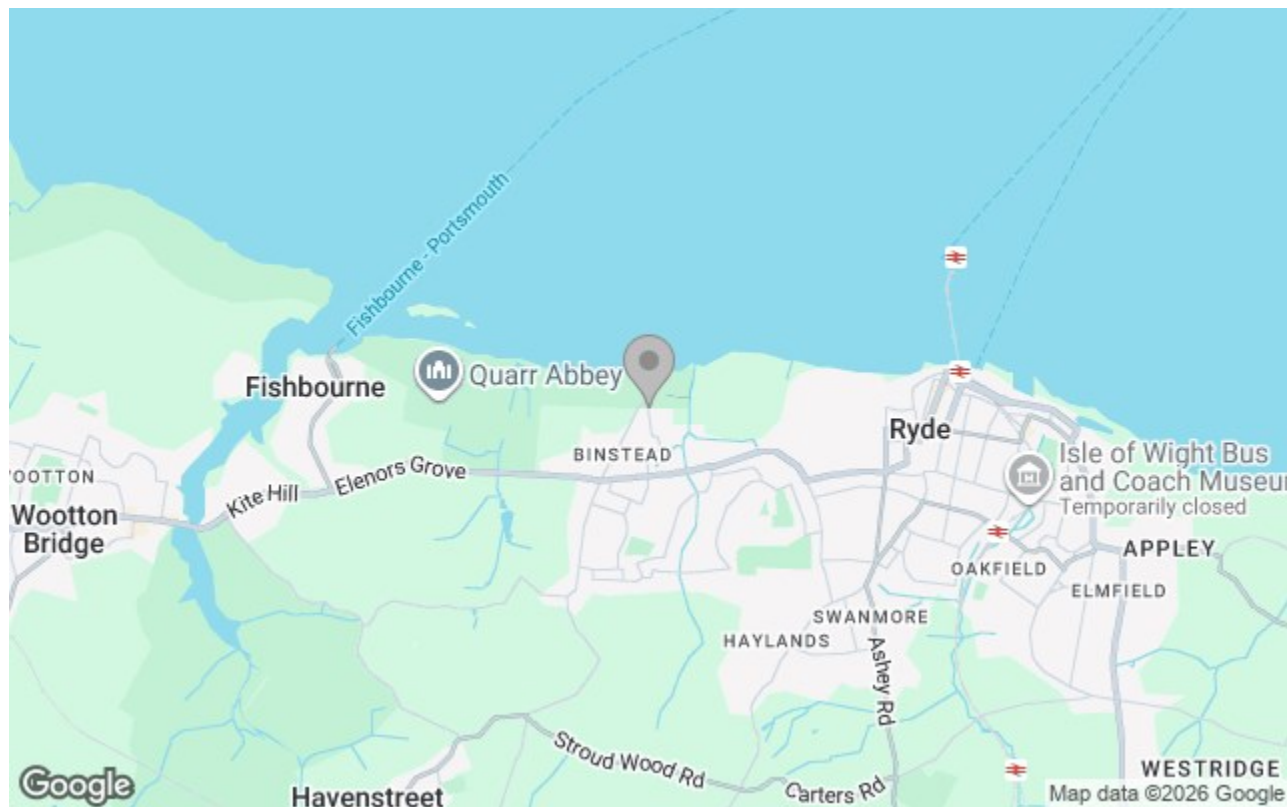




Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



01983 811811

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Fox & home

182 High Street

Ryde

PO33 2PN

rightmove



01983 811811



The Garden Flat, Danehurst, Pitts Lane, Ryde, PO33 3SX

£295,000

This beautifully presented, self-contained maisonette makes up a wing of an attractive former vicarage, which is tucked away in the quiet, sought after Pitts Lane in the popular village of Binstead. Accommodation comprises: a large reception room, two double bedrooms, fitted kitchen and stunning conservatory. Further benefits include gas central heating, car parking and a walled, gated frontage to the front and rear gardens.

The property is perfectly positioned for rural and coastal walks, including a beautiful amble to the historic Quarr Abbey. The idyllic location is close to the bustling seaside town of Ryde with its sandy beaches, ferry links, eclectic mix of shops, golf course and restaurants as well as the Independent Ryde School. Binstead village is well serviced by a Post Office and general store, as well as a family-friendly pub. Viewing is highly recommended.



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UPVC door to:

Conservatory: 10'0" x 13'0" (3.05m x 3.96m)

Aluminium glazed bifold doors. LVT flooring. Two column radiators. Door to hallway. Recessed lighting. Archway to:

Kitchen: 13'0" x 8'0" (3.96m x 2.44m)

With a range of base storage units. LVT flooring. Ceramic sink with mixer tap over. UPVC double glazed window to the front. Electric cooker point. Glass splashbacks and tiled walls. Plumbing for a washing machine. Column radiator. Door to:

Inner Hallway:

UPVC window to the front. Radiator. Tiled floor.

Cloakroom:

Half panelled walls. Low level WC. Solid wood shelf with wash hand basin. Tiled floor. Window to the rear.

Living Room: 16'0" x 13'0" (4.88m x 3.96m)

Two Radiators. TV point. Two shelved recesses. Fireplace. Window to the rear. Coved ceiling. Large window to the side. Door to:

Bedroom Two: 14'0" x 8'0" (4.27m x 2.44m)

Half panelled walls. Column radiator. Windows to the front and side. Built-in wardrobe and cupboard housing gas fired boiler. Door to:

Bathroom:

Panelled bath with shower over. Tiled walls and floor.. Low level WC and pedestal wash hand basin. Column radiator. Window to the front.

Bedroom One: 18'0" x 12'0" (5.49m x 3.66m)

Dual aspect room. Large UPVC double glazed windows to the side and rear. French door to the rear garden. Two radiators.

Rear Garden:

Fenced perimeter. Lawned area with gravelled section access to the front. Raised flower beds, large paved area. Brick built garden shed. Stone walled frontage with gate to parking.

Grade II Listed Building

Tenure: Share of Freehold - 152 Years remaining on Lease - Service Charge £1,100 pa. Ground rent £10.00 pa.

EPC: TBC

Council Tax: B

Sell with Fox & home

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For a free no obligation valuation



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Council Tax Band: Band B EPC Rating:

Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

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