

# Guide Price £189,950

7 WELLINGTON COURT, AUGUSTA ROAD, RYDE, PO33 3AT

Seafields

**A GREAT OPPORTUNITY FOR WATERSIDE LIVING!**

**Situated within the handsome Wellington Court - a WATERSIDE residence within lovely private grounds and PRIVATE BEACH ACCESS - this FIRST FLOOR apartment offers BREATHTAKING VIEWS over the Solent, Ryde Pier and the mainland beyond. Requiring upgrading throughout, this property offers the perfect opportunity for a new owner to 'put one's own stamp on it' and it comprises a sea facing sitting room, separate kitchen (with dividing window - to also enjoy the Solent outlook), 2 BEDROOMS plus bathroom. Further benefits include GAS CENTRAL HEATING, working shutters to the northerly windows, plus a PRIVATE GARAGE! The superbly proportioned lawned/terraced gardens include a pond and sheltered seating area - plus gateway and steps leading to beach! A great spot to sit and enjoy the busy Solent scene. Certainly a case of LOCATION, LOCATION, the property is a stroll away (via beach or road) from the Pier and Hoverport as well as the shops and amenities. CHAIN FREE.**

## COMMUNAL ENTRANCE:
Large communal carpeted entrance with door to attractive original staircase leading to first floor. Private door to No. 7.

## HALLWAY:
Carpeted hall with low level cupboard with water stopcock; cupboard housing electric consumer unit. Airing cupboard housing hot water tank with immersion fitted. Doors to:

## SITTING ROOM:
An L-shaped room with secondary glazed window (with original working shutters) offering fabulous views across the gardens, Solent, Pier and mainland beyond. Radiator. Window opening/hatch to Kitchen.

## KITCHEN:
Fitted kitchen with wood fronted cupboard and drawer units with contrasting work surfaces over incorporating 1.5 bowl sink unit. Integral appliances including gas hob with electric oven under; tall fridge/freezer. Free standing washer/dryer. Tiled surrounds. Multi-paned opening window to Sitting Room - and benefiting from Solent outlook. Cork tiled flooring.

## BEDROOM 1:
Double bedroom with secondary glazed window (with working shutters) offering yet more wonderful views across the sea/mainland. Radiator. High level hatch/door to large store (over hallway).

## BEDROOM 2:
A second double bedroom with double glazed window over-looking the front courtyard area. Radiator.

## BATHROOM:
Suite comprising bath with mixer shower attachment, wash hand basin and w.c. Tiled surrounds. Extractor.

## GARDENS:
The superbly proportioned communal gardens are a particular feature of Wellington Court - comprising a lawn with pathway which meanders down to a full width terrace by the sea! There is a tucked away elevated terrace - perfect for al fresco dining - plus a fishpond.

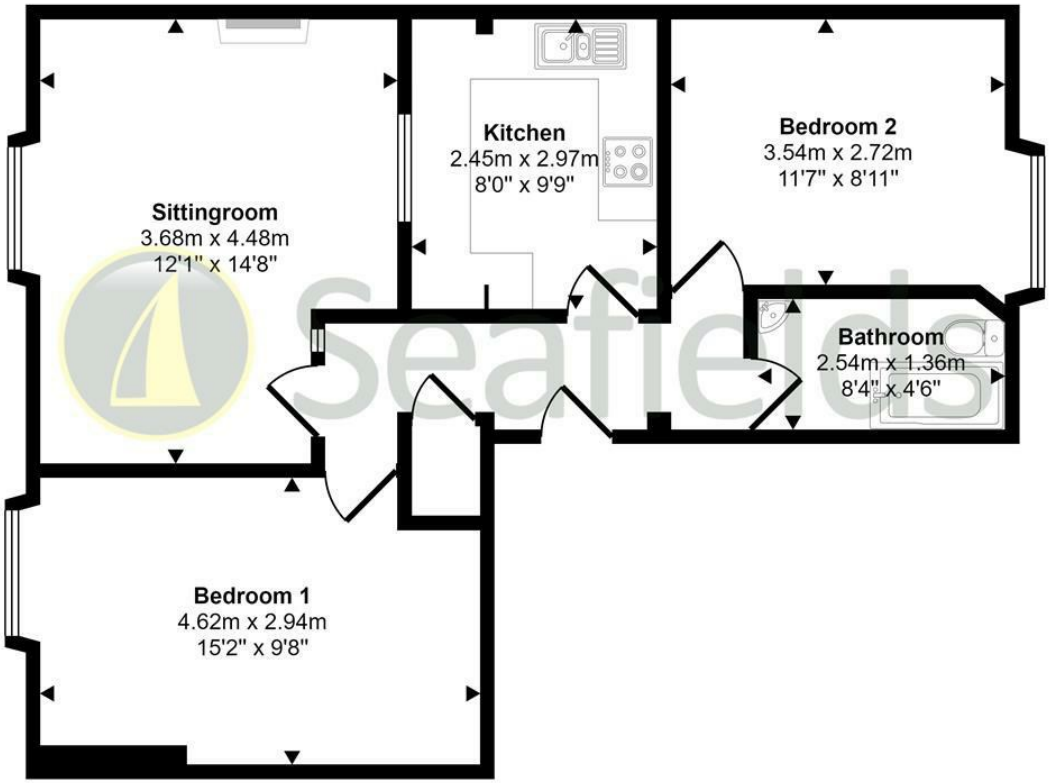
## GARAGE:
Private garage near the entrance to Wellington Court.

## TENURE:
Leasehold: 150 years w.e.f. 1987
Management Fee (2024) = £1523.39
Residents own an 18th share of the Wellington Court Management Co Ltd.
Managing Agent: John Rowells
No holiday lets are not permitted.

## OTHER PROPERTY FACTS:
Council Tax Band: D
EPC Rating: D (63)
Conservation Area: Yes
Listed Building: No
Flood Risk: No
Property situation: Chain Free

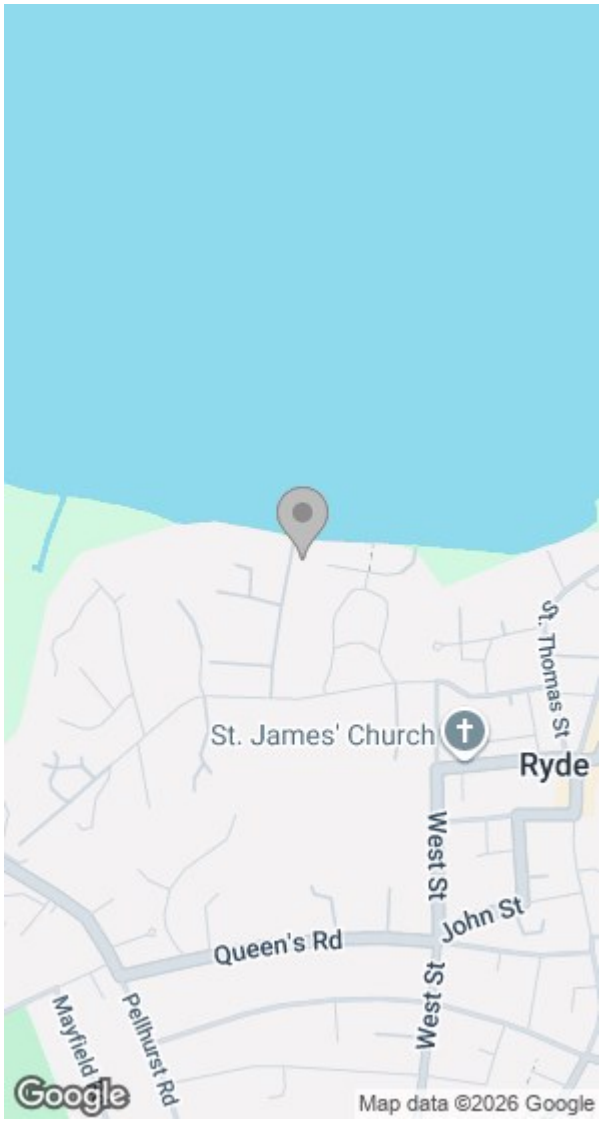
## DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

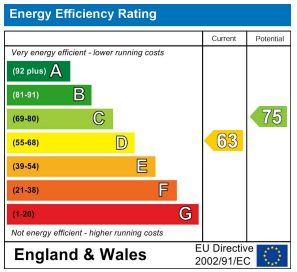
**Approx Gross Internal Area**
**58 sq m / 628 sq ft**

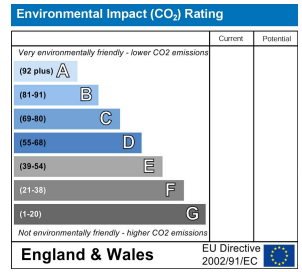



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




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