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Fox & home

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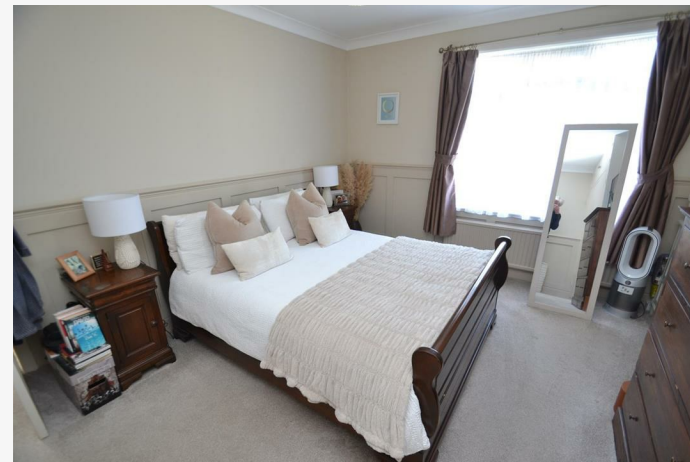
49 West Hill Road

Ryde, PO33 1LG

£425,000

This beautifully presented detached 1930s family house is situated in a popular residential road a short walk from Ryde Esplanade with its transport links, beaches, cafes and coastal walks. Accommodation comprises four bedrooms, lounge, fitted kitchen/breakfast room, reception room and well maintained gardens. Further benefits include; additional shower room, car parking, gas central heating, UPVC double glazing and utility room. The property also offers an impressive chalet offering a flexible entertaining space or home office, games room or studio.

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Part UPVC glazed door leading to:

Entrance Hallway:

With picture and dado rail. Radiator. Stairs off. Understairs cupboard. Glazed wall to kitchen. Door to:

Shower Room:

Shower cubicle. Fully tiled walls. Low level WC. Wash hand basin. Tiled floor. UPVC double glazed window to the side.

Living Room: 15'9" x 13'2" max into bay and recess (4.80m x 4.01m max into bay and recess)

UPVC sash bay windows to the front. Stripped wood flooring. Radiator. TV point. Feature fireplace. Shelves recess. Picture rail.

Kitchen/Breakfast Room 19'2" x 14'0" max (5.84m x 4.27m max)

L Shaped room with laminate floors. A range of fitted base and wall units with square edge work surfaces, corniced lighting and down lighters. Large central island with breakfast bar. 1 & 1/4 sink unit with mixer tap and boiling water tap over. Integrated dishwasher. Range cooker with extractor hood. UPVC patio doors leading to decking area. Radiator.

Dining Area:

With UPVC double glazed windows to the side and rear. Door to:

Utility Room: 7'0" x 7'0" (2.13m x 2.13m)

Laminate floor. Fitted base and wall units. Plumbing and space for a washing machine and tumble dryer. Cupboard housing Worcester boiler. Fridge and large cupboard. Part UPVC double glazed door to garden.

First Floor

Landing:

UPVC double glazed window to the side. Loft access.

Bedroom One: 14'2" x 12'1" (4.32m x 3.68m)

UPVC double glazed window to the rear. Part panelled walls. Fitted wardrobe. Coved ceiling. Radiator.

Bedroom Two: 10'0" x 7'8" (3.05m x 2.34m)

UPVC double glazed window to the rear. Fitted cupboard. Picture rail. Radiator.

Bedroom Three: 11'9" x 9'0" (3.58m x 2.74m)

UPVC double glazed window to the front. Built in wardrobe. Radiator.

Lobby

Study: 9'0" x 5'7" (2.74m x 1.70m)

UPVC double glazed window to the side.

Family bathroom:

Part tiled walls. Panelled bath. Low level WC. Pedestal wash hand basin. Tiled floor. UPVC double glazed window to the front.

Outside

Rear Garden:

Large lawned area with bloc paved paths and patio. Well stocked flower borders. Gate to front. Raised decking area with awning.

Spacious Summer house/Home office (20'0" x 12'7"): An impressive flexible space with laminate flooring, two UPVC double glazed windows, two Velux windows and UPVC double glazed door to the garden. This building is a significant feature of the property with its endless options and possible annexe potential subject to relevant planning consents.

Front Garden:

Offers a bloc paved driveway, lawn area and well stocked borders behind a walled frontage.

Tenure: Leasehold - 850 year lease from 1899 - Ground rent £5.00 pa

EPC: TBC

Council Tax: Band D

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Council Tax Band: Band D EPC Rating:

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