



- Converted 1st Floor Flat in Detached Building
- Modern White Kitchen
- South Facing Communal Gardens & Drying Area
- Close to Bus Routes
- Comfortable 2 Bedroom Accommodation
- Parking in Communal Car Park
- Electric Heating & D/Glazing
- Twin Aspect 15'8 Lounge/Diner
- Minutes from Appley Park & Beach
- Well Presented Interior

Flat 4, Kemmerton House, 9 Alexandra Road, Ryde, PO33 1LT

£114,950

Situated to the charming east side of Ryde, this delightful second-floor flat offers a perfect blend of Victorian character and modern living. Spanning approximately 570 square feet, the property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal choice for couples or an individual.

Upon entering, you will be greeted by a spacious twin aspect lounge that bathes in natural light, creating a warm and inviting atmosphere. The adjoining modern white kitchen complements the living space beautifully, providing a functional area for culinary pursuits. The vaulted ceilings throughout the flat enhance the sense of space and add a unique character to the home.

This flat is situated in a converted late Victorian building, which adds to its charm and appeal. Residents will benefit from a communal south-facing lawned garden, perfect for enjoying sunny days, as well as a designated parking space for one vehicle. The property is conveniently located just minutes away from Appley Park and the beautiful beaches, making it an excellent choice for those who appreciate outdoor activities.

Additionally, the flat is well-served by public transport, being on a bus route that connects you to the wider area. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Whether you are looking to buy or rent, this flat is sure to impress with its appealing layout and prime position.



Accommodation

Communal Entrance

Stairs to 1st Floor Landing

Entrance Hall

Built-in Storage

Inner Hall

Bedroom 1

11'7" x 7'5" max (3.53m x 2.26m max)

Bedroom 2

6'10" x 6'9" (2.08m x 2.06m)

Bathroom

6'8" x 4'9" (2.03m x 1.45m)

Lounge/Diner

15'8" x 12'2" max (4.78m x 3.71m max)

Kitchen

11'9" x 6'11" (3.58m x 2.11m)

Built-in Hot Water Cylinder Cupboard

Pantry

Parking

One space for the flat.

Communal Facilities

Communal lawned garden & drying area to rear of building. Dustbin storage area.

Tenure

Leasehold 125 years from 1/10/1988. Annual service charge £1605 for 2026. Ground rent £50 Local, Island managing agent.

Restrictions

Residential Letting permitted
No holiday letting
No pets

Council Tax

Band A



Construction Type

Brick elevations with rendered quoins. Slate roof.
Cavity walls.

Flood Risk

Very Low Risk

Mobile Coverage

Limited Coverage O2 & Three

Broadband Connectivity

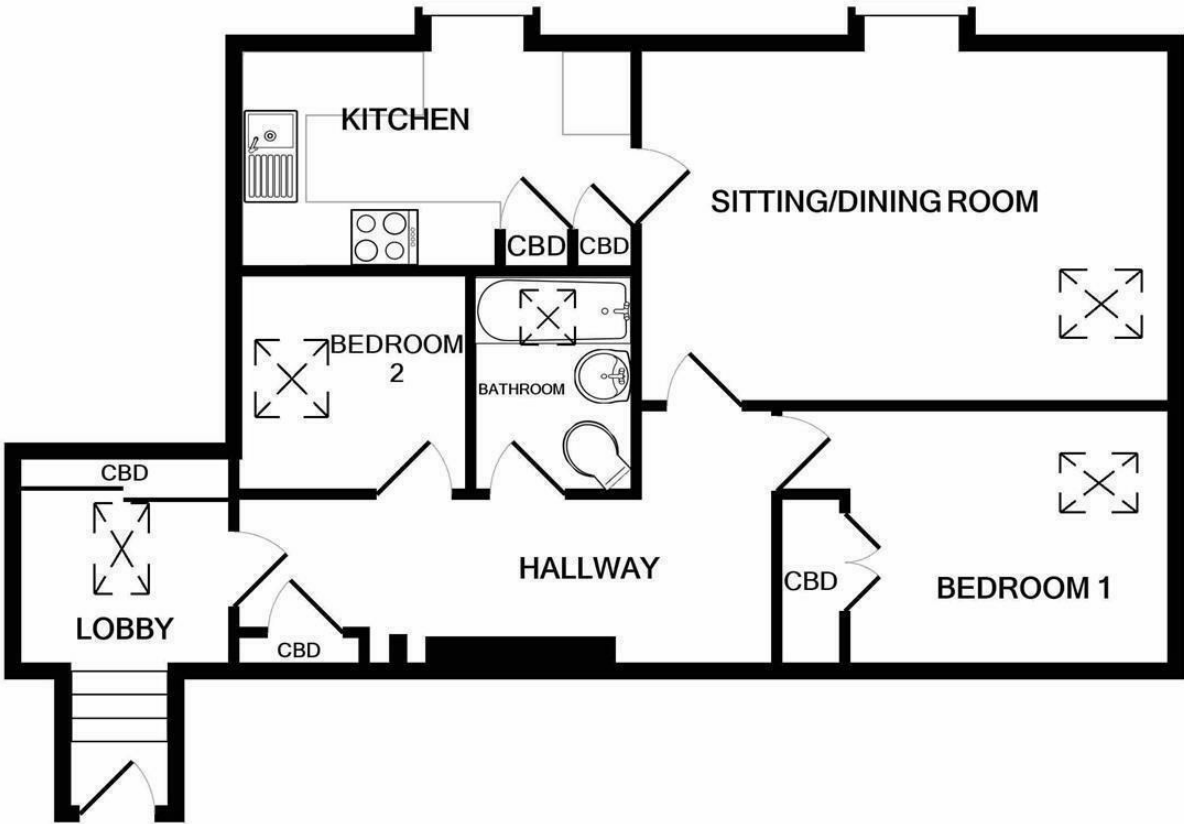
Openreach & Wightfibre Networks. Up to Ultrafast available.

Services

Unconfirmed mains water, electric, drainage and broadband.

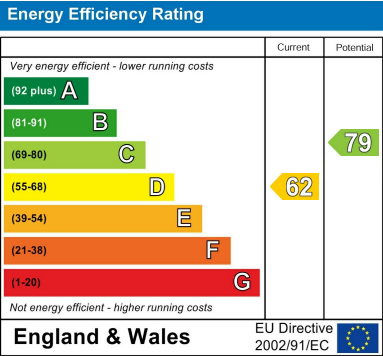
Agents Note

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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PROTECTED



Viewing: Date Time