ryde@wright-iw.co.uk

wright
estate agency

- Stunning Sea Views!
- Stylish Modern Kitchen
- Parking
- Handy For Beach, Town & Mainland Links
- Comfortable 2 Bedroom Accommodation
- Overlooks Tennis Club Courts
- Ornamental Balcony With Sea Views
- Well Maintained Character Building
- South Facing Communal Gardens
- Smart Modern Infra-Red Heating

49 Brigstocke Terrace, Ryde, Isle Of Wight, PO33 2PD

£189,950

This 78sqm first floor apartment is part of a substantial and quite imposing grade II listed building . Brigstocke Terrace is rumoured to have originally been built as gentleman’s residence in the early nineteenth century and its elevated 'hillside' position makes this attractive building not only part of our heritage but a defining presence within our landscape. The apartment itself enjoys quite spectacular sea views including Ryde Pier, the Spinnaker Tower and passing ships as they head for the English Channel or mainland ports. High ceilings help increase the feeling of space to the already generous main lounge/diner and tall windows ensure there is plenty of natural light. The same applies in the stylish modern kitchen where the spectacular views are hard to avoid. There are two bedrooms on the sunny south side leaving the other rooms on the seaward facing side. Ornamental balconies adorn the exterior of all the wonderfully tall windows which are striking features of this handsome building. This apartment building sits adjacent to the local tennis club and Ryde’s thriving town centre is a short walk away and host to a wealth of amenities including shops, restaurants, a post office and a supermarket. Sandy beaches and The Esplanade are within easy reach as are local travel facilities and mainland ferry & hovercraft connections. Whether you are looking for a convenient main residence, a holiday home or pied-a-terre this apartment should be high on your list!

Accommodation

Communal Entrance
Ornate stairs sweep up to first floor landing with front door off to:-

Entrance Hallway

Lounge/Diner
19'1" max x 13'0" max (5.82 max x 3.96 max)

Kitchen
12'4" x 7'6" (3.76 x 2.29)

Bedroom 1
12'6" x 11'9" (3.81 x 3.58)

Bedroom 2
9'11" x 8'0" (3.02 x 2.44)

Bathroom

Communal Gardens & Facilities
Beautiful communal gardens sit to the sunny south side of the building. There are well tended lawns with colourful shrub filled borders and bench seating areas. Dustbin storage building.

Parking
The residents shared car park sits to the seaward side of the building. Residents receive a permit in order to use this facility.

Council Tax
BAND B

Tenure
Long leasehold. 500 years from 1972, 448 years remaining. Service charge £1157.33 every six months. No pets or holiday letting. Share of freehold.

Broadband Connectivity
Openreach network. Superfast broadband available.

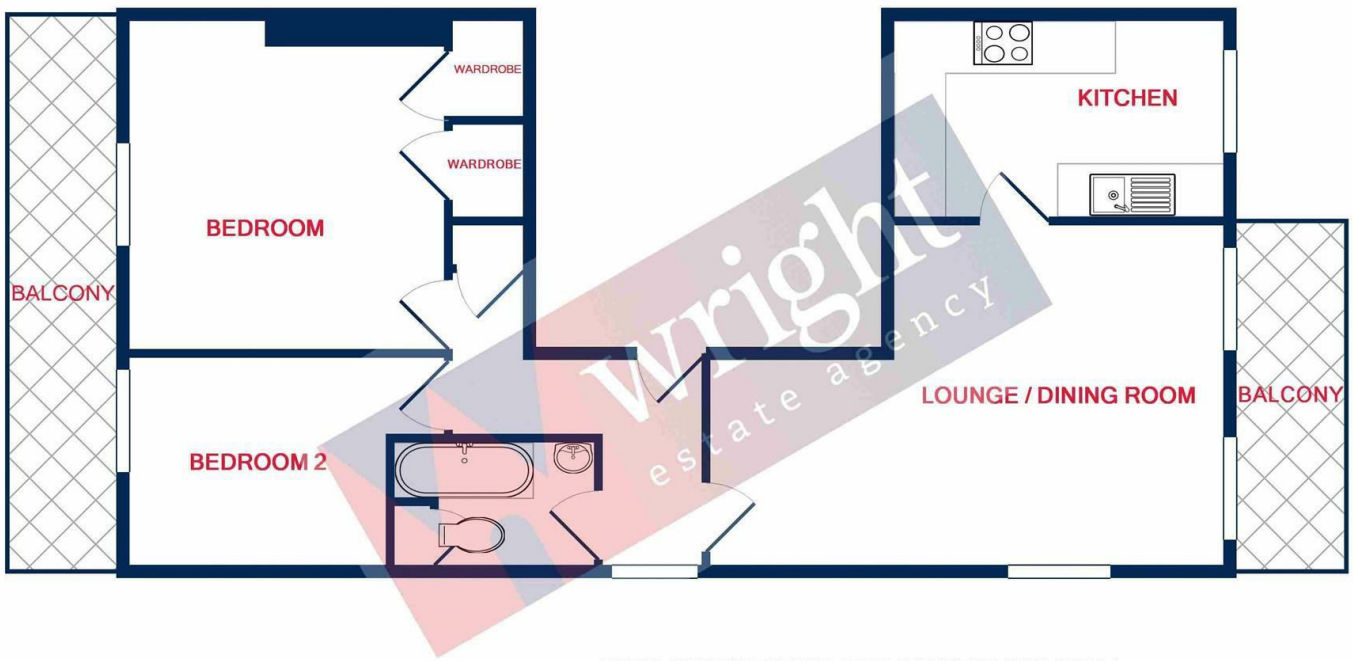
Mobile Coverage
Coverage includes EE, O2, Vodaphone & Three

Flood Risk
Very Low Risk of flooding from Rivers or Sea.
Medium Risk of surface water flooding.

Construction Type
Standard Construction

Services
Unconfirmed 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.



TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.8 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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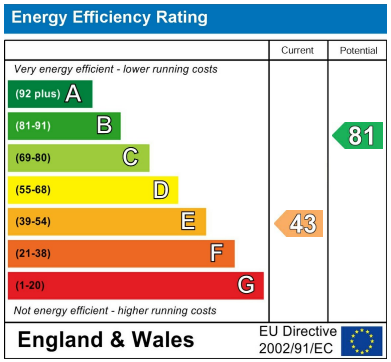

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. 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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date …….. Time ……..