



- Private Entrance & Courtyard Area
- Minutes from Beach & Town Centre
- D/Glazed Conservatory & Small Courtyard Seating Space
- Gas C/Heating & D/Glazing
- Comfortable 2 Bedroom Accommodation
- Long Lease, Residents Own Freehold & £62.50 p/month Service Charge
- 15'11 Lounge/Diner with Double Doors
- Lower Ground Floor Flat in Character Building
- Generous 79.1 Sqm Interior
- Good Internal Storage Options

Flat 5, Clyde House, 35 Dover Street, Ryde, PO33 2BW

£150,000

Positioned along Dover Street in the charming coastal town of Ryde, this delightful lower ground floor flat is a true gem within a stunning Victorian character building. With a private entrance that leads through a walled courtyard, this individual converted lower ground floor flat offers both privacy and a warm welcome.

Spanning an impressive 851 square feet, the flat boasts a thoughtful layout that maximises space and light. The spacious lounge diner features double doors that open into a lovely conservatory, creating an inviting area perfect for relaxation or entertaining guests. The property comprises two well-proportioned bedrooms and a modern shower room, making it ideal for couples or small families.

In addition to its generous living space, the flat offers ample storage options, ensuring that your belongings can be neatly tucked away. A small courtyard at the rear provides a quaint outdoor space, just right for enjoying a morning coffee or a quiet moment in the sun.

Location is key, and this flat does not disappoint. Just minutes away, you will find Ryde's beautiful beaches and the vibrant town centre, where a variety of shops, cafes, and amenities await. This well-presented property combines character with convenience, making it a perfect choice for those seeking a comfortable home in a desirable area. Whether you are looking to buy or buy to rent, this charming flat is sure to impress.



Accommodation

Private Entrance

Entrance Hall

Built-in Boiler/Storage Cupboard

Coats Hanging Space

Recessed & Built-in Storage

Lounge/Diner

15'11" x 13'11" (4.85m x 4.24m)

Kitchen

10'10" max x 8'3" max (3.30m max x 2.51m max)

Conservatory

12'3" x 9'0" (3.73m x 2.74m)

Bedroom 1

12'5" x 9'5" (3.78m x 2.87m)

Bedroom 2

9'8" x 9'5" (2.95m x 2.87m)

Shower Room

9'6" max x 5'10" max (2.90m max x 1.78m max)

Built-in Linen Cupboard

Outside

Access to the private entrance is via a small west facing courtyard area. It is enclosed by walls and edged by a raised border to one side. A further small courtyard area sits off the conservatory. Gated side access.

Tenure

Long leasehold 800 years from 1/1/1986. Residents own Freehold. Service charge £62.50 per month.

Council Tax

Band A

Construction Type

Stone and rendered elevations. Slate roof. Cavity or solid walls.



Flood Risk
Very Low Risk

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

Mobile Coverage
Coverage Includes: EE Limited Coverage Includes: O2 & Three

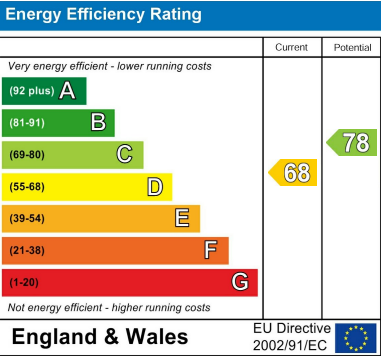
Services
Unconfirmed gas, electric, mains water and drainage.

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

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing:

Date

Time