



- Modern Townhouse Minutes from Beaches
- Bathroom & Shower Room
- Modest, Easily Maintained Gardens
- D/Glazing & Gas C/Heating
- Comfortable 4 Double Bedroom Accommodation
- Allocated & Visitor Parking
- Flexible and Well Separated Three Storey Layout
- Generous 16'5 Lounge/Diner with Garden Access
- Well Placed for Appley Park & All Transport Options
- Desirable Coastal Lifestyle Awaits

3 Pavillion Rise East Hill Road, Ryde, PO33 1PA

£275,000

Situated in a prime location just a short stroll from the beautiful beaches of Ryde, this charming terraced townhouse offers a delightful coastal lifestyle. Spanning an impressive 1,463 square feet, the property boasts a well-thought-out layout across three floors, providing ample space for both relaxation and entertainment.

The home features four generously sized double bedrooms, allowing for versatile use to suit your family's needs. The two bathrooms ensure convenience for all, making morning routines a breeze. The heart of the home is the spacious lounge/diner, which flows effortlessly into the garden, adorned with vibrant potted flowers, creating a serene outdoor retreat.

The modest gardens at both the front and rear of the property will leave you plenty of time for enjoying the fresh sea air and the surrounding open spaces the coastal position provides. With allocated parking for one vehicle at the rear and additional visitor spaces available, you and your guests will find parking hassle-free.

Built in the late 1990's, this modern townhouse combines contemporary living with the charm of coastal life. Whether you are looking for a family home or a holiday retreat, this property is ideally situated to take full advantage of the nearby beaches and the picturesque Appley Park. Embrace the opportunity to live in this delightful home, where the beauty of the coast is just moments away.



Accommodation

Entrance Hall

Built-in Storage

Kitchen/Breakfast Room

14'4" x 8'5" (4.37m x 2.57m)

Lounge/Diner

16'5" x 14'6" (5.00m x 4.42m)

1st Floor Landing

Bedroom

14'7" x 11'9" plus wardrobes (4.45m x 3.58m plus wardrobes)

Bedroom

10'5" x 8'5" (3.18m x 2.57m)

Bathroom

8'5" x 6'1" (2.57m x 1.85m)

2nd Flooring Landing

Principal Bedroom

14'6" x 13'4" (4.42m x 4.06m)

En-Suite

7'11" x 3'11" (2.41m x 1.19m)

Bedroom

14'6" x 13'0" (4.42m x 3.96m)

Gardens

The frontage sits behind a tree-lined verge which borders the direct road to the beach and Esplanade. the garden is wonderfully mature with established shrubs and ornamental trees to its beds and borders. A winding path from the front gate leads to a canopy covered front entrance. The rear garden is similarly modest in size and it is largely laid to brick paving. The owner has brought an array of colour to the space by introducing potted plant. Steps up to the gated access to the parking at the rear.

Parking

Allocated parking space to immediate rear of the garden. Visitor spaces can also be found within this area,



Tenure
Freehold

Council Tax
Band D

Flood Risk
Very Low Risk

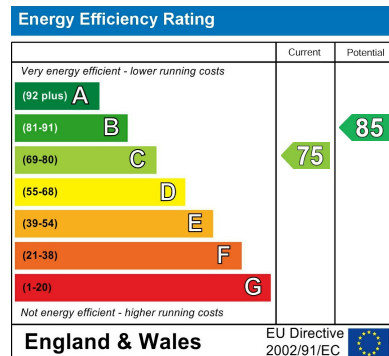
Mobile Coverage
Limited Coverage: EE, O2 & Vodafone

Construction Type
Brick elevations with stone quoins. Concrete tile roof.
Cavity walls.

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

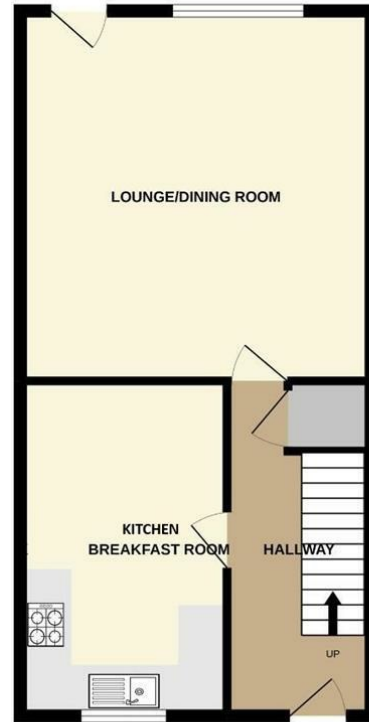
Services
Un-tested gas, electric, mains water and drainage.

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

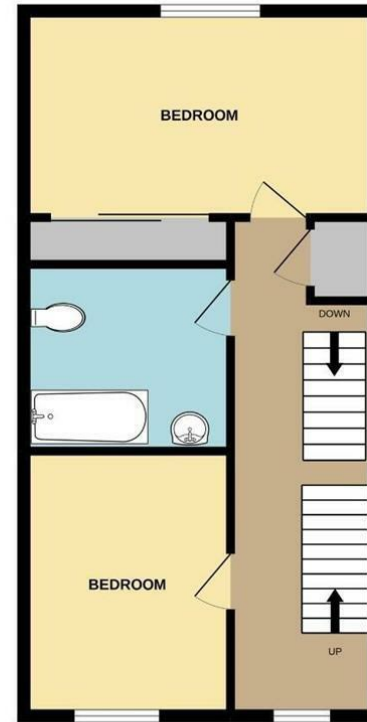


Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. 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.

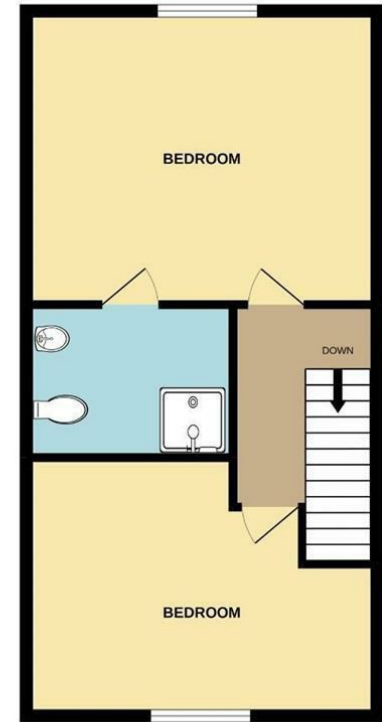
GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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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PROTECTED

The Property
Ombudsman

Viewing: Date Time