



Guide Price £190,000

34 BRIGSTOCKE TERRACE, ST THOMAS STREET, RYDE, PO33 2PD



Seafields

AN IDEAL COASTAL RETREAT MOMENTS FROM TOWN AND SEA FRONT!

A freshly decorated and newly carpeted GROUND FLOOR APARTMENT within the renowned Grade II Listed BRIGSTOCKE TERRACE, offering a perfect blend of comfort and convenience - being minutes from the shopping centre, amenities, sea front, beautiful beaches and Island/mainland transport links. With PRIVATE ACCESS offered from the front and rear on the ground level, the accommodation comprises a well proportioned sitting/dining room, separate fitted kitchen, 2 BEDROOMS and bathroom. Benefits include electric heating, SEA VIEWS plus a PARKING space within the residents' carpark. Ideal for those seeking a first, second, retirement or investment home - which is being offered as CHAIN FREE.

ACCOMMODATION:

Private entrances from front and rear of the apartment. Glazed front door into:

SITTING/DINING ROOM:

A spacious reception room with new carpeted flooring and sash window to front offering sea views. Hatch to Kitchen. Electric radiators x 2. Television aerial point. Cupboard housing water meter. Doors to Bedroom to Inner Hall and Bedroom 2.

BEDROOM 2:

Well proportioned, newly carpeted single bedroom with sash window to front offering sea glimpses. Electric radiator.

INNER HALLWAY:

Doors to Kitchen, Bedroom 1 and Bathroom. Further door to deep airing cupboard housing hot water tank with immersion fitted.

KITCHEN:

Fitted kitchen comprising range of white fronted cupboard and drawer units with contrasting work surfaces over incorporating 1.5 bowl inset sink unit. Appliances include electric cooker, tall fridge/freezer, washing machine and dryer. Glazed door through to southerly courtyard area.

BEDROOM 1:

Double bedroom with southerly sash window. Electric heater. Newly carpeted flooring. Built-in wardrobe/cupboard.

BATHROOM:

Modern white suite comprising bath with shower over (and screen), wash hand basin and low level w.c. Tiling to walls. Vinyl flooring. Extractor fan.

OUTSIDE:

There is a south-facing courtyard area perfect for al fresco dining/relaxing. Steps up to shared lawned seating area. Store housing bins, etc.

PARKING:

There is a Brigstocke Terrace car park for the use of residents only. A permit is provided for Flat 34.

TENURE:

Long Leasehold: 500 years with effect from 1972 (447 remaining)

Freeholder: Brigstocke Management Company

Management company: John Rowell

Ground Rent: £10 p.a. / Maintenance fee (to include buildings insurance): £1459 bi annually

Restrictions: No pets or holiday lets are permitted within the lease

OTHER PROPERTY FACTS:

Council Tax Band: B

EPC Rating: D (67)

Grade II Listed Building

Flood Risk: Very Low

Owner's Situation: Chain Free

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

