





Guide Price £239,950

14 CHURCH LANE, RYDE, ISLE OF WIGHT, PO33 2NB

Seafields

A TRULY UNIQUE RESIDENCE WITHIN THE HEART OF RYDE!

What an exciting opportunity! Requiring upgrading throughout*, this DETACHED 3 storey property offers great space on each floor. An ideal chance to create an impressive, very individual residence which is so convenient for the town, tennis club, bars/restaurants, beaches and Island/mainland transport links. One of the standout features of this home is the second (top) floor, which showcases a superbly proportioned OPEN-PLAN LIVING space offering a magnificent vaulted, beamed ceiling - creating an airy and spacious atmosphere. From this elevated vantage point, you can enjoy splendid SEA VIEWS - as well as a game of tennis or two! The first floor offers further living space including a kitchen and dining area - plus 2 BEDROOMS and a bath/shower room. On the ground floor, there is large integral GARAGE providing convenient storage or parking options, behind which are several storage rooms - with access to a COURTYARD GARDEN to the rear. (*NOTE: Recommended for cash buyers as we understand 11% of the first floor extension) is single-skinned. This may preclude the property from suitability for some lender).

ACCOMMODATION:
Entrance door from Church Lane into:

GROUND LEVEL
Wood panelling to walls and carpeted stairs leading to the upper floors. Radiator. Door to Garage which leads to store rooms - see below).

FIRST FLOOR LEVEL:
Stairs continuing to the second floor. Door to:

INNER LANDING:
Wall mounted security entry phone. Electricity consumer unit. Radiator. Doors to:

KITCHEN:
Range of fitted cupboard and drawer units with contrasting work surfaces incorporating inset 1.5 bowl sink unit. Integral appliances including electric hob and eye level double oven plus fridge. Wood and tiled flooring. Tiled splashbacks. Opening through to:

DINING ROOM:
A designated dining area with deep walk-in bay with a lovely outlook over the tennis club grounds via double glazed windows. Radiators x 2.

BEDROOM 1:
Double bedroom with fitted wall mirror and wall lights x 2. Radiator. Window to rear.

BEDROOM 2:
Second double bedroom with double glazed window to rear. Radiator. Spot lighting.

BATH/SHOWER ROOM:
Well proportioned room housing bath, inset shower enclosure, wash basin and w.c. Radiator. Full tiling to walls and floor.

SECOND FLOOR LEVEL:
Stairs rising from the first floor landing, opening to this superbly spacious room:

OPEN-PLAN LIVING:
Fabulous large open-plan room with timber beams within the vaulted ceiling - giving a wonderful airy and bright ambience. Attractive banister with ornate iron spindles and timber hand rail. Exposed brick fireplace with tiled hearth. Spot lighting. Timber floorboards. Small window to rear, double glazed window to side and wide opening to Sun Room from where there is ample natural light - plus super sea views. Radiator.

SUN ROOM:
Triple aspect conservatory (requiring some attention) with a lovely outlook over the tennis courts as well as the Solent and mainland beyond. French doors to Roof Terrace/Sun Deck.

ROOF TERRACE:
In need of upgrading, yet a great expanse of (west-facing) decked terrace with timber railing - and offering fabulous sea views.

GARAGE:
Large garage/workshop with up-and-over door (giving vehicular access via Church Lane), with power and light. Door to understairs cupboard. Further door to:

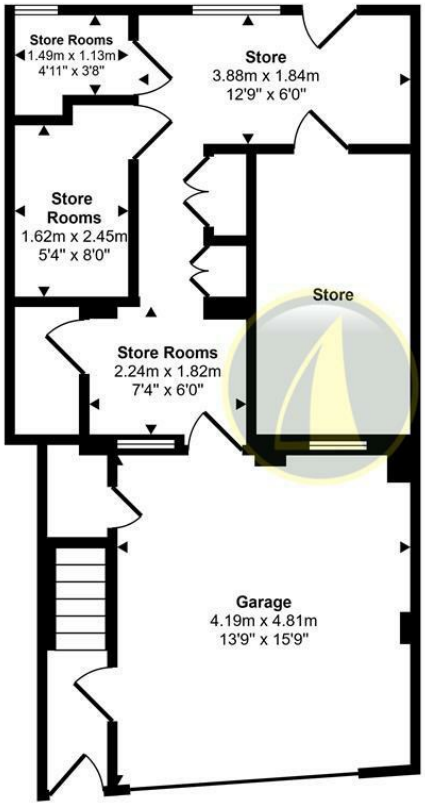
STORE ROOMS:
A corridor leading to a range of store rooms plus a room to rear with window and door to courtyard. Plumbing for washing machine. Wall mounted gas boiler.

TENURE:
Long Leasehold: 999 years w.e.f. 1st July 1852 (2 titles: Property and the Courtyard - sold as one)

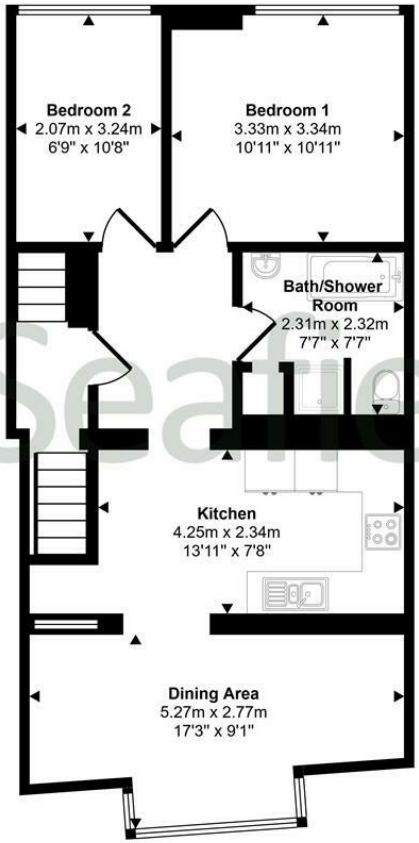
OTHER PROPERTY FACTS:
Conservation Area: Yes / Listed Building: No
Council Tax Band: B / EPC Rating: D (60)
Flood Risk: Very Low
Seller's Situation: No Chain

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.

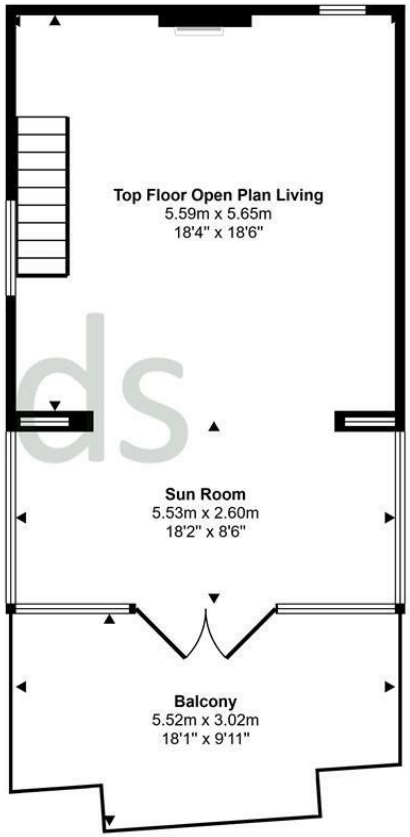
Approx Gross Internal Area
165 sq m / 1779 sq ft



Ground Floor
Approx 59 sq m / 636 sq ft



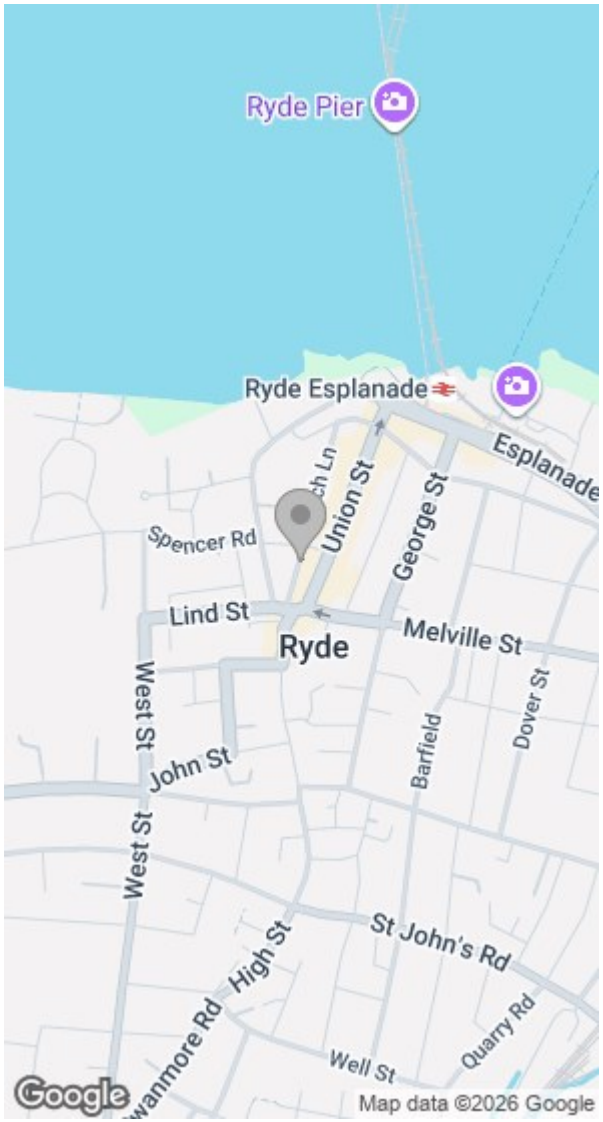
First Floor
Approx 60 sq m / 648 sq ft

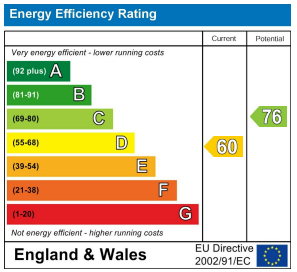


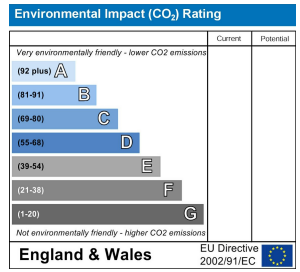
Second Floor
Approx 46 sq m / 495 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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