



Guide Price £230,000

FLAT A, AMPHILL HOUSE, EAST HILL ROAD, RYDE, PO33 1LL



## A BEAUTIFUL HOME, RICH IN CHARACTER AND CHARM!

This superbly appointed 3 BEDROOM maisonette (accessed off Amphill Road) benefits from its own private entrance and a good sized mature PRIVATE GARDEN, all offering a wonderful blend of CHARACTER, space and lifestyle appeal. Its sweeping staircase leads to the first floor offering an impressive open plan arrangement of a sitting room (with sea glimpses) flowing seamlessly through an archway into the large kitchen/diner. There are 3 well proportioned bedrooms - one with en suite shower room - plus a family bathroom. Benefits include excellent storage, GAS CENTRAL HEATING and double glazing, while original period features such as marble fireplaces and traditional coving enhance the character throughout. The added bonus is the allocated PARKING SPACE, accessed off Amphill Road. Located in an enviable position minutes from Appley Park and stunning beaches, the Canoe Lake and water sports facilities, Amphill House is also an easy walk to the mainland passenger links and Ryde Town amenities. A versatile property ideal for those seeking a main or second residence in a most convenient setting! CHAIN FREE!

### PRIVATE ENTRANCE:

A private gate and pathway leads to the private entrance door. The welcoming and elegant hallway is beautifully finished with wood flooring. There is a discreet under stairs storage cupboard, radiator and attached coat hooks. Staircase with attractive timber balustrade leads to the Half Landing (with access to the Bathroom) and continues to the First Floor.

### HALF LANDING:

Door to:

### BATHROOM:

A well appointed bathroom suite comprising bath (with shower over), wash hand basin and WC, finished with full tiling and complementary floor tiles. Features include automatic lighting, mirrored cabinet, heated towel rail and a discreet utility store housing the washing machine, dryer, and boiler, with additional storage. A double glazed window provides natural light.

### FIRST FLOOR LANDING:

A grand hallway flooded with natural light from a large window, enhanced by 2 elegant wall lights and a striking brass ceiling light fitting with multiple bulbs. Doors to a superb arrangement of open-plan living including:

### SITTING ROOM:

This impressive sitting room is both grand in scale and rich in character, featuring an original marble fireplace as a striking focal point. Elegant traditional coving enhances the sense of period charm, while a statement hanging ceiling light adds sophistication. Large radiator. Double glazed windows flood the room with natural light while offering sea glimpses. A bright and inviting space ideal for both relaxing and entertaining. A large open archway connects the sitting room seamlessly to the kitchen/diner, enhancing the sense of flow and openness throughout the living space.

### KITCHEN/DINER:

The fitted kitchen features white wood wall and base units complemented by wooden style worktops and a 'mosaic' tiled splashback. Appliances include a built in oven, separate electric hob with extractor fan, dishwasher and fridge and freezer, with additional space for a microwave above the oven. An original marble fireplace with cast iron insert adds character and charm. Vinyl flooring defines the kitchen area, which is well lit by two ceiling lights and enjoys dual aspect windows that allow excellent natural light. The carpeted dining area offers ample space for large dining table.

### BEDROOM 1:

Generously proportioned double bedroom with double glazed window offering ample natural light. Elegant fireplace surround; built in wardrobe and soft carpeting. A ceiling light and radiator provide comfort and style. A private door leads to the en suite:

### EN SUITE SHOWER ROOM:

The suite features a walk in shower with waterfall and handheld attachments, a sink with mixer tap, and WC, all fully tiled with contrasting floor tiles. A heated towel rail, extractor fan, shelf above the sink automatic lighting and a plug for razor or toothbrush complete this stylish and practical space.

### BEDROOM 2:

A well proportioned, bright double bedroom featuring a charming fireplace, built in wardrobes, ceiling light, radiator and soft carpeting, complemented by a double glazed window.

### BEDROOM 3:

A comfortable bedroom with double glazed window. Carpeted flooring plus built in wooden wardrobes and radiator. Loft hatch provides convenient access to additional storage.

### GARDENS:

This mature, private south facing garden offers a peaceful and inviting outdoor retreat. Paved slabs lead gracefully across a well kept lawn, bordered by raised flower beds. A variety of trees and shrubs provide both beauty and privacy, while stepping stones create a charming pathway to the entrance gate. Perfect for relaxing, entertaining, or simply enjoying the sun, this garden combines character, tranquillity and practicality.

### PARKING:

There is a parking space in the residents' car park accessed off Amphill.

### TENURE:

Leasehold: 125 Years (105 Years Remaining)

Service Charged: £1275.00

Ground Rent: £200 p.a.

Pets Allowed: Tbc

Holiday Lets Allowed: Tbc

### OTHER PROPERTY FACTS:

Conservation Area: No

Listed Building: No

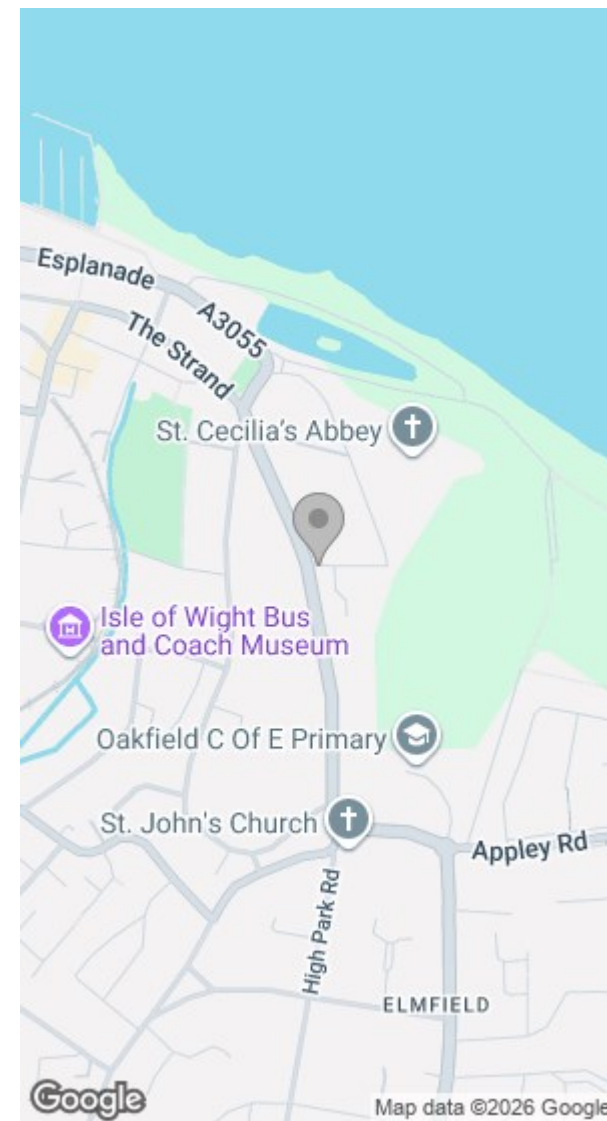
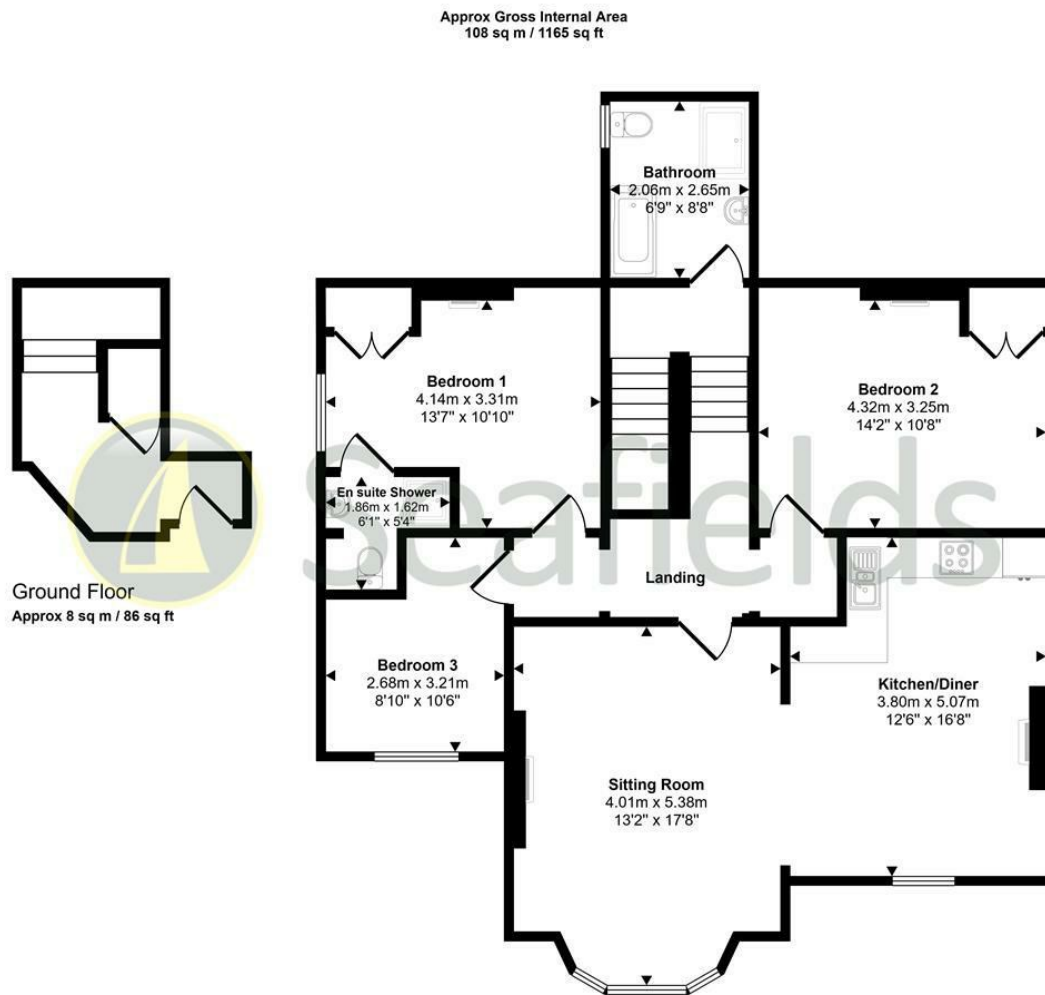
Council Tax Band: B

Energy Performance Rating: Tbc

Flood Risk: Low

### 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.



**First Floor**  
Approx 100 sq m / 1079 sq ft

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	62	67	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

