



- Impressive Upper Floor Flat Conversion in Victorian Building
- Generous 15'5 Living Room
- Well Managed Building with £550 Service Charge
- Communal Dustbin Area, Drying Area & Garden
- Comfortable 2 Bedroom Accommodation
- Wonderfully Light Kitchen/Diner
- Hugely Convenient Central Position
- Coastal Town Position with Sea Views!
- Allocated Parking to Rear
- Gas C/Heating & D/Glazing

Flat 3, 28 John Street, Ryde, Isle of Wight, PO33 2PZ

£175,000

Situated in the charming coastal town of Ryde, this impressive first-floor flat conversion is a delightful find for those seeking a blend of elegance and modern living. Housed within a beautifully maintained Victorian townhouse, the property boasts a generous 699 square feet of well-presented space, making it an ideal home for individuals or small families.

As you enter, you are welcomed into a spacious living room, complete with a feature fireplace that adds a touch of character and warmth. The kitchen/diner, located on the sunny south side of the building, is perfect for both casual dining and entertaining guests, allowing natural light to flood the space throughout the day.

The flat comprises two comfortable bedrooms, providing ample room for relaxation and rest. The smart modern bathroom is equipped with contemporary fixtures, ensuring convenience and style. Additionally, the property benefits from gas central heating, offering warmth and comfort during the cooler months.

One of the standout features of this property is its enviable location. With pleasant sea views and the vibrant town centre just a stone's throw away, residents can enjoy the best of coastal living. Furthermore, parking for one vehicle adds to the convenience of this lovely home.

This flat is not just a place to live; it is a lifestyle choice, offering the opportunity to embrace seaside living while having excellent travel options and the town centre right at your doorstep. Whether you are looking to make this your permanent residence or a holiday retreat, this property is sure to impress.



# Accommodation

## Communal Entrance

## 1st Floor Landing

## Entrance Hall

## Living Room

15'5" x 12'7" (4.70m x 3.84m)

## Built-in Storage

## Kitchen/Diner

20'6" x 6'11" (6.25m x 2.11m)

## Bedroom 1

16'9" into bay x 11'7" max (5.11m into bay x 3.53m max)

## Bedroom 2

9'8" x 6'1" (2.95m x 1.85m)

## Bathroom

9'8" x 4'6" (2.95m x 1.37m)

## Allocated Parking

Allocated space to rear of building accessed via the graveled drive.

## Communal Facilities

Lawned communal garden to rear of building. Drying area. Dustbin storage area to front of building. Secure entry to building.

## Tenure

Leasehold. 125 years from 24/6/2002. Service Charge £500 per annum. Ground rent £50 per annum.

## Council Tax

Band B

## Flood Risk

Very Low Risk



**Construction Type**

Rendered elevations. Slate roof. Cavity or solid walls.

**Mobile Coverage**

Coverage Includes: EE, Three, O2 & Vodafone

**Broadband Connectivity**

Openreach & Wightfibre Networks. Up to Ultrafast available.

**Services**

Unconfirmed gas, water, drainage and electric.

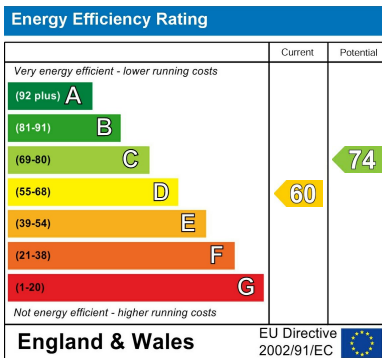
**Agents Note**

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.



**First Floor**





This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.



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.

 187 High Street, Ryde, Isle of Wight, PO33 2PN  
 Phone: 01983 611511  
 Email: ryde@wright-iw.co.uk

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**Viewing:**      Date .....      Time .....