ryde@wright-iw.co.uk

wright
estate agency

- No Onward Chain
- Comfortable 2 Bedroom Accommodation
- Modern 12'4 'L' Shaped Kitchen
- D/Glazing & Electric Heating
- Purpose Built Ground Floor Maisonette
- Parking - Scope to Increase
- D/Glazed Sun Porch Overlooking Garden
- Private Entrance
- Sizeable 15'9 Lounge/Diner
- Generous Private Rear Garden

1 Westcliff Court Salters Road, Ryde, PO33 3HY

£147,950

Situated in the tranquil suburb of Haylands, Ryde, this charming ground floor property offers a delightful blend of comfort and convenience. Built in 1965, this purpose-built maisonette spans an impressive 559 square feet, providing generous accommodation that is perfect for those seeking single-floor living.

Upon entering, you will appreciate the private entrance that leads you into a welcoming reception room, ideal for relaxation or entertaining guests. The property boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. The internal layout is thoughtfully designed, catering to all your needs.

One of the standout features of this home is the private front and rear gardens, offering a serene outdoor space to enjoy the fresh air and sunshine. Additionally, the property includes parking for one vehicle, a valuable asset in this peaceful area.

The location is particularly appealing, as it is just a stone's throw away from a network of local footpaths that lead to miles of picturesque walks around the Isle of Wight. This makes it an ideal choice for nature lovers and those who enjoy an active lifestyle.

Furthermore, the property benefits from a long lease, and the residents collectively own the freehold, ensuring sensible control over the building's management and future. This flat is not just a home; it is a wonderful opportunity to embrace a relaxed lifestyle in a beautiful setting. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Accommodation

Private Entrance

Entrance Hall

Lounge/Diner
15'9" x 10'4" (4.80m x 3.15m)

Built-in Storage

Kitchen
12'4" max x 10'4" max (3.76m max x 3.15m max)
'L' Shaped

Built in Airing Cupboard

Sun Porch
8'0" x 4'6" (2.44m x 1.37m)

Bedroom 1
10'3" x 9'10" (3.12m x 3.00m)

Bedroom 2
10'4" max x 9'10" max (3.15m max x 3.00m max)

Shower Room
5'10" x 5'7" (1.78m x 1.70m)

Gardens
The frontage has a gated driveway to one side and a bark-chipped garden to the other. Side access to rear garden. This is largely laid to grass edged by the occasional shrub. A pathway leads to the far end of the garden and a raised bed. The fence boundaries are in need of some repair. A right of way exists for the neighbouring maisonette to be used only in the event of a fire.

Parking
The gated driveway offers space for a vehicle. This could be increased to accommodate 2 vehicles subject to permission and alterations.

Tenure
Long leasehold. 999 years from 1/9/1965. Residents own freehold collectively. Residential letting, pets and holiday letting permitted.25% share of any works per flat
Vendor insures own portion of building.

Council Tax
Band B

Flood Risk
Very Low Risk

Mobile Coverage
Coverage Includes: EE, O2 & Vodafone Limited
Coverage Includes: Three

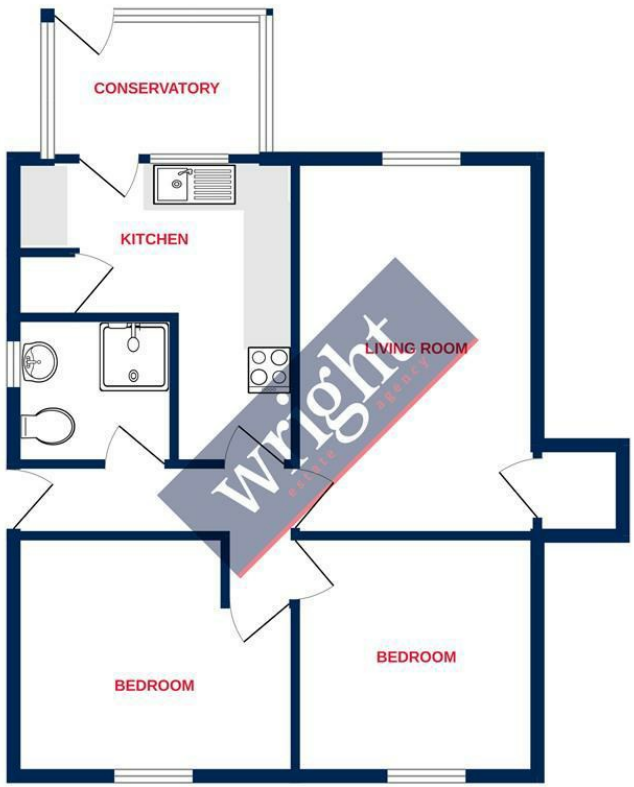
Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

Construction Type
Mock stone elevations. Concrete tile roof. Cavity walls.

Services
Unconfirmed electric, 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.
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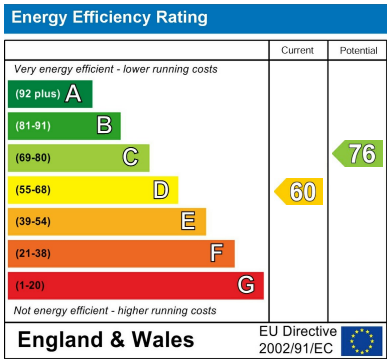

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere.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

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