



- No Onward Chain
- Sunny South Facing Roof Terrace
- New 999 year Lease from 2022
- Yards from Beach, Shops & Travel Options
- Hugely Convenient Central location
- Beautifully Presented Recently Refurbished Interior
- Stunning Open Plan Living
- Secure Digital Entry System & Private Entrance
- Comfortable 2 Bedroom - 1 En Suite Accommodation
- Excellent Coastal Holiday Home/Let

31a Cross Street, Ryde, PO33 2AA

£260,000

Nestled in the heart of Central Ryde, this attractively individual Victorian maisonette offers a perfect blend of historical charm and modern convenience. Boasting a spacious open plan living area that leads to a sunny south-facing roof terrace, this property is ideal for those who appreciate both indoor and outdoor living spaces.

With one reception room, two bedrooms, and two bathrooms, this maisonette provides ample space for comfortable living. The beautifully refurbished interior is designed to impress, with large windows that not only offer a view of the sea but also provide a front-row seat to the vibrant hustle and bustle of this lovely coastal town.

Convenience is key with this property, as it is located just a stone's throw away from shops, restaurants, the beach, and various travel options. Whether you're looking to relax by the sea or immerse yourself in the lively atmosphere of the town, this maisonette offers the best of both worlds.

Don't miss the opportunity to make this charming property your new home or holiday retreat and experience coastal living at its finest in Central Ryde.



Accommodation

Private Street Level Entrance

Secure digital entry

Private Internal Entrance

First Floor Landing

21'3 max x 9'0 max (6.48m max x 2.74m max)

Principal Bedroom

14'0 x 9'3 (4.27m x 2.82m)

Ensuite

5'0 x 7'5 (1.52m x 2.26m)

Bedroom 2

15'5 x 7'7 (4.70m x 2.31m)

Family bathroom

6'2 x 8'3" (1.88m x 2.51m)

Stunning Open Plan Living Space

25'6 x 16'8 (7.77m x 5.08m)

Overall dimensions Incorporating Living, Dining and Kitchen

Roof Terrace

Accessed via bi-fold doors from dining area. Sunny south facing orientation and enclosed.

Tenure

Long leasehold. 999 years from 1st January 2022. Annual Service charge £650. Holiday letting, residential letting and pets permitted.

Council Tax

Band A

Flood Risk

Very low risk



Mobile Coverage

Coverage includes EE, O2, Vodaphone and Three

Broadband Connectivity

Openreach network. Superfast broadband available

Construction Type

Victorian building mid nineteenth century.

Services

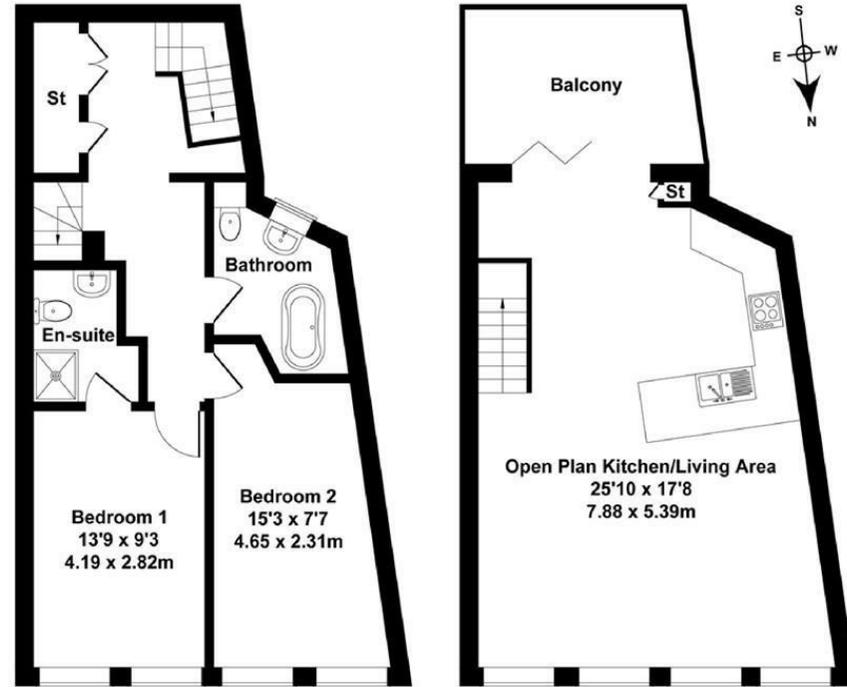
Unconfirmed electric, water, drainage and broadband.

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.

31A Cross Street

Approximate Gross Internal Area
990 sq ft - 92 sq m

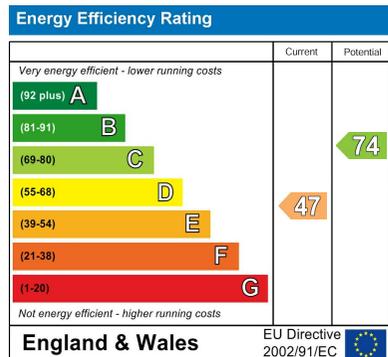


FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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Viewing: Date Time