



Guide Price £149,000  
2 NELSON HOUSE, 52 THE STRAND, RYDE, PO33 1JD

 **Seafields**

**\*\*CASH BUYERS ONLY\*\***

## **SPACIOUS AND BRIGHT APARTMENT MOMENTS FROM THE SEA SHORE!**

Nelson House is so ideally situated along The Strand, being a few minutes' walk from the wonderful golden sands, great choice of independent shops and eateries, plus minutes from the Island and mainland transport links. This bright and airy **SPLIT LEVEL** apartment is on the **UPPER GROUND FLOOR**, with the accommodation offering **2 DOUBLE BEDROOMS**, a white bathroom suite plus the lovely open-plan reception room which incorporates a fitted kitchen. The majority of the windows are double glazed benefiting from slatted shutters (where specified). The property is within the Permit Parking Zone R2 and the property further benefits from a **COMMUNAL GARDEN** plus gas central heating. Offered as **CHAIN FREE**, an internal viewing is highly recommended for those seeking comfort, space and convenience.

### **ACCOMMODATION:**

Front steps leading to communal door to hallway. Private door into number 2.

### **ENTRANCE HALL:**

Entrance hall with laminate flooring. Intercom. Cupboard housing electric meter.

Doors to:

### **KITCHEN/SITTING/DINING ROOM:**

Offering open plan living, a good sized, bright open plan room with 3 double glazed windows within large bay. Laminate flooring throughout the room. Radiator.

Requiring some modernisation, the kitchen consists of a range of eye and base units in white with a contrasting laminate work top incorporating inset stainless steel sink unit with mixer tap. Integrated appliances including gas hob with electric oven under; fridge/freezer and washing machine. Cupboard housing Vaillant gas combination boiler.

### **BEDROOM 1:**

A bright and good sized double bedroom with double glazed bay window overlooking The Strand. Radiator and fitted carpet.

### **BEDROOM 2:**

An irregular shaped room offering ample charm with steps down from the sitting room. A large circular bay with double glazed window offering views over the gardens. Radiator. Fire exit door.

### **BATHROOM:**

Internal bathroom with vinyl flooring, bath with shower over and screen, low flush WC, vanity unit with inset wash basin. Tiled splashbacks, extractor fan and chrome ladder style heated towel rail.

### **GARDENS:**

Communal lawned garden to the side - an ideal spot to relax during the warmer months - plus a 'drying area'.

### **STREET PARKING:**

The property is within Residents' Parking Zone R2, indicating that Permit Parking is available to residents.

### **TENURE:**

Leasehold - 699 years remaining.

Service Charge : £100 per month

### **COUNCIL TAX:**

Band B - £1892.85 24/25

### **OTHER USEFUL INFORMATION:**

Conservation area: Yes

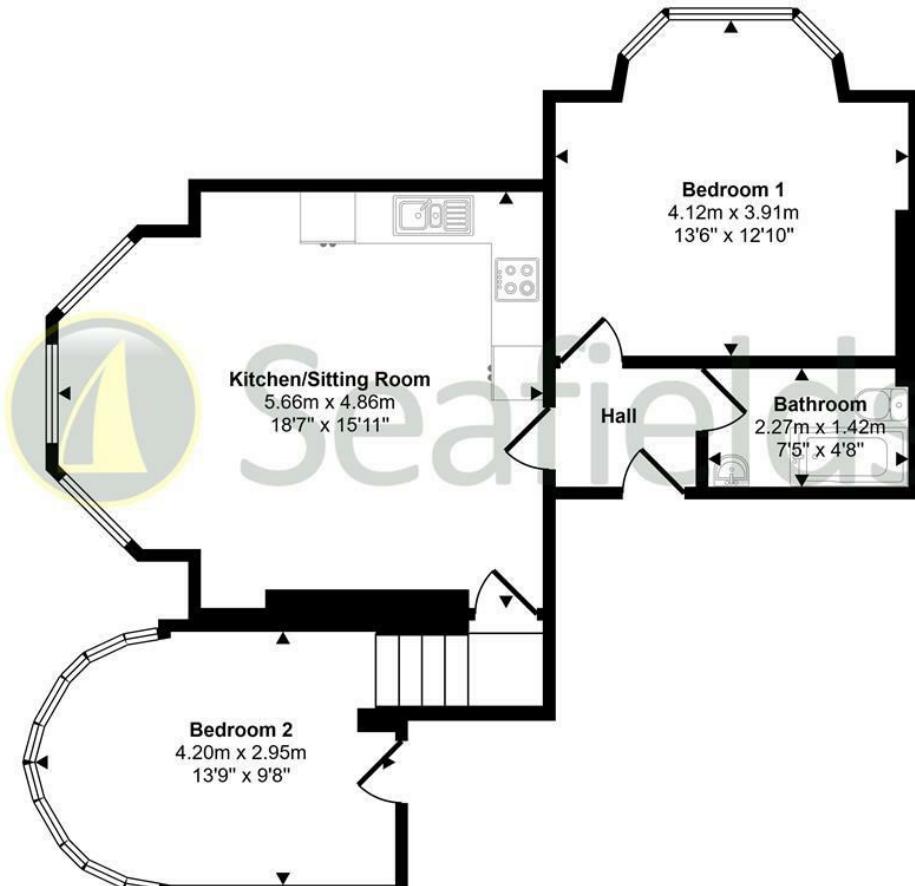
Listed Building: No

Flood Risk Area : Medium Risk (Note: Flat is on raised ground floor and has never experienced flooding)

Permit Parking: Zone R2

### **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.

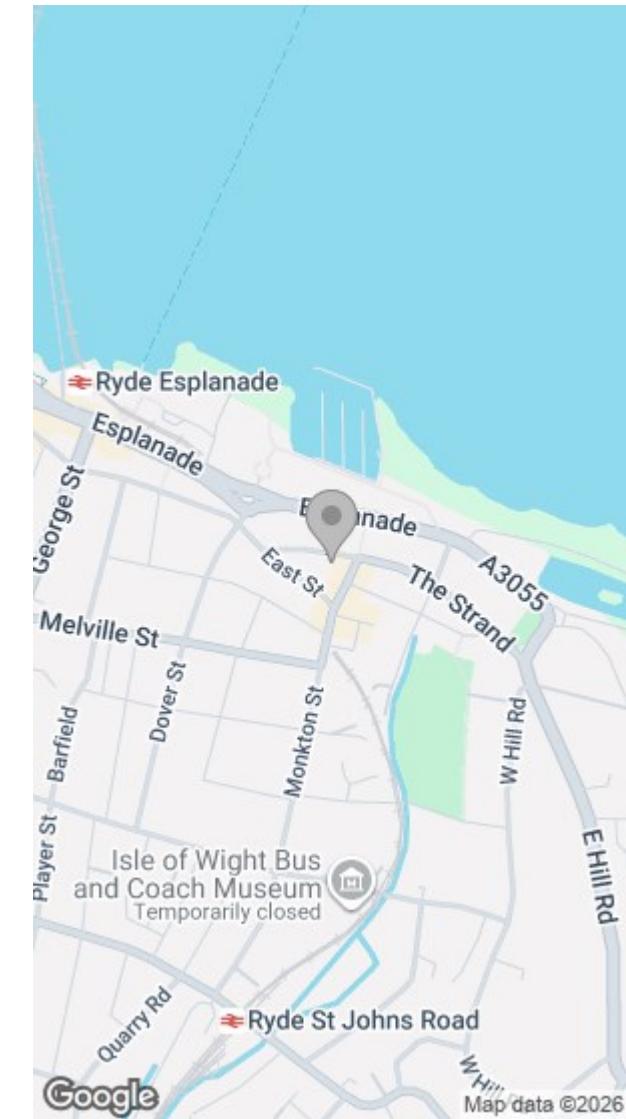


Floorplan

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.



Approx Gross Internal Area  
60 sq m / 642 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	70	78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

