ryde@wright-iw.co.uk

wright estate agency

- No Onward Chain
- Comfortable 2 Double Bedroom Accommodation
- Well Kept Communal Gardens with Wooded Backdrop
- Gas Central Heating
- Substantial 92 sqm Ground Floor Flat
- Generous 24'11 Open Plan Living Space Overlooking Grounds
- Short Walk from Beach & Appley Park
- Part of Elegant Converted Period Property
- High Ceilings & Period Features Throughout
- Stylish Bathroom with Roll-Top Bath

Flat 2, Leavington House East Hill Road, Ryde, Isle of Wight, PO33 1LU

£160,000

Situated in the charming coastal town of Ryde, this substantial ground floor flat offers a delightful blend of Victorian elegance and stylised living. Spanning an impressive 990 square feet, this two-bedroom residence is situated within a beautifully converted period building, showcasing high ceilings and exquisite period detailing throughout.

As you enter, you are greeted by a voluminous open plan living, kitchen, and dining area that overlooks the well-kept communal grounds, creating a serene atmosphere perfect for relaxation and entertaining. The space is bathed in natural light, enhancing the inviting ambiance of the home.

Both bedrooms are generously sized doubles, providing ample room for wardrobes and additional storage, ensuring comfort and convenience for all residents. The stylish bathroom features a luxurious roll-top bath, offering a perfect retreat for unwinding after a long day.

This flat is ideally located just a short stroll from the beach and the picturesque Appley Park, making it an excellent choice for those who appreciate coastal living and outdoor activities. With its blend of character, space, and prime location, this property presents a wonderful opportunity for anyone seeking a charming home by the sea.

Accommodation

Communal Entrance
Secure entry system

Ground Floor Entrance

Entrance Hall

Open Plan Living/Kitchen/Dining Space
24'11 x 15'10 max (7.59m x 4.83m max)

Inner Lobby

Bedroom 1
15'11 max x 15'3 max (4.85m max x 4.65m max)

Bedroom 2
13'10 x 10'0 (4.22m x 3.05m)

Bathroom
12'7 x 4'6 (3.84m x 1.37m)

Communal Grounds
The walled frontage of the building is laid to gravel. To the rear, the communal gardens are neatly laid to lawn sweeping down to meet the wooded backdrop that is St Johns' Wood. This offers welcomed screening to the gardens and the patio area. Dustbin storage area to front of building. Drying area to the rear. Secure entry to building.

Tenure
Leasehold. 215 years from 1988. Service charge £88.59 per month. Residential letting permitted. No pets. No holiday lets.

Council Tax
Band B

Flood Risk
Very Low Risk

Broadband Connectivity
Up to Superfast speeds available. Superfast = 30mbps to 300mbps download speeds.

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone

Construction Type
Stone elevations with rendered quoins. Slate roof. Cavity walls.

Services
Unconfirmed gas, 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.

TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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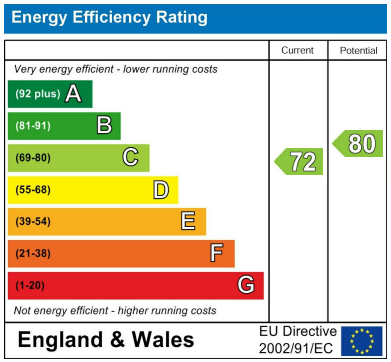

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere.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