



Flat A, Yarbrough

Sea Close, Ryde, Isle of Wight PO33 3AU



£250,000

LEASEHOLD
(SHARE OF FREEHOLD)



A beautifully presented two-bedroom lower-ground-floor apartment within a Grade II listed Georgian marine villa, with its own private entrance, panoramic sea views from the communal gardens, and beach access.

- Waterfront apartment set within an enchanting historic marine villa
- Lower-ground-floor apartment with its own private entrance
- Stunning views from the garden and observation platform
- Private key to the beach, accessed from the bottom of Augusta Road
- Doors onto the garden from bedroom one and the lounge/diner
- Set in one of the Island's most desirable locations
- Share of freehold, with the benefit of a long lease
- Secret staircase giving direct access down to the sea wall
- Flowing layout extending to over 1,000 sq ft
- Chic, neutral décor throughout, beautifully suited to the building

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Occupying the lower ground floor of Yarborough, this striking Grade II listed marine villa dates from the early 19th century and remains one of the most distinguished properties on this stretch of Ryde's coastline. Flat A is approached through its own private entrance, tucked away at the side of the building, and offers a flowing layout extending to over 1,000 sq ft. A generous lounge/diner, centred around a characterful period fireplace, opens directly onto the shared garden, as does the principal bedroom, allowing residents to step straight out towards the water. A well-proportioned kitchen/breakfast room, a second large double bedroom and a well-appointed bathroom with both bath and separate shower complete the accommodation. Throughout, the apartment has been finished in a chic, neutral palette that sits comfortably within the building's historic bones, while beyond the apartment itself, residents share access to a magnificent lawned garden with uninterrupted sea views, an observation platform, and a private staircase leading directly down to the sea wall and beach beyond.

Set on a private road in the most desirable pocket of popular Ryde, Yarborough stands shoulder to shoulder with the period mansions and villas that line the way from sought-after Spencer Road down towards the shore. The building takes its name from Lord Yarborough, who developed the area in the early 19th century, transforming it into a magnet for high society and giving rise to what became known as Pelham Fields. Residents benefit from a private key to the beach below, a wide stretch of sand perfect for swimming and, thanks to its year-round dog-friendly status, equally well suited to a bracing walk whatever the season. Spectacular coastal paths extend in either direction, while Ryde Golf Club and the well-regarded Ryde School are both within easy reach. The vibrant town of Ryde itself, with its boutique shops, Victorian promenade, sandy beaches and high-speed ferry links to the mainland, is just a short walk away.

Welcome to Flat A Yarborough

Passing through the stonewalls and decorative wrought iron gate, the approach winds along a pretty pathway framed by climbing roses and mature planting, with the elegant white façade of this Georgian villa rising above. Flat A has its own private front door, discreetly marked with its letter, opening directly into the apartment's welcoming entry staircase and setting the tone for the flowing accommodation beyond.

Entrance Hall

Stairs are finished in an elegant black and white theme and descend to the hall below, which is finished with glorious flagstone-style flooring and leads through to the principal rooms of the apartment. The hall widens to create a fabulous breakfast area which is open plan to the kitchen, further enhancing the feeling of space.

Kitchen/Breakfast Room

A well-appointed kitchen fitted with a range of white units beneath warm wood-effect worksurfaces, with space for a full range of appliances. A window over the sink looks out towards the front aspect, while the adjoining breakfast area provides a sociable spot at the heart of this home.

Lounge/Diner

A generous reception room, centred around a period fireplace with Art Nouveau tiling, providing a wonderful focal point. Doors lead directly out to steps rising to the shared garden, filling the room with natural light and offering easy access to the coastal views beyond.

Bedroom One

A superb principal bedroom, with soft decor and plenty of space for a range of wardrobes and bedroom furniture. French doors open directly onto steps leading up to the garden, allowing this room, too, to enjoy a direct connection with the outside space and glimpses of the sea beyond.

Bedroom Two

A second generous double bedroom, currently dressed with two double beds and equally well suited to becoming a guest room or fabulous space for those working from home.

**Bathroom**

A stylish bathroom fitted with a panelled bath and a spacious separate shower enclosure, together with a vanity basin and a matching WC, finished with warm wood-effect flooring throughout.

Communal Garden

Beyond the apartment itself, residents share access to a beautifully maintained lawned garden bordered with mature planting, offering panoramic sea views across to the mainland. An observation platform provides a wonderful vantage point to take in the vista, and hides a secret private staircase which leads directly down to the historic sea wall. Direct beach access is available with a key granting access to the beach at the bottom of Augusta Road.

In Summary

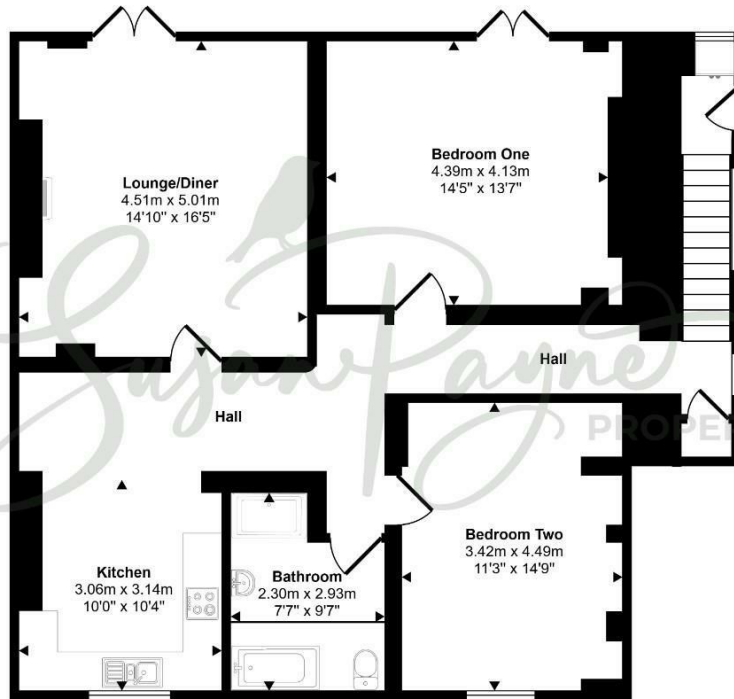
Combining genuine period character with a wonderfully rare waterfront setting, Flat A at Yarborough offers a chance to enjoy coastal living within one of Ryde's most historic and desirable buildings. From its own private entrance to the direct beach access and panoramic sea views enjoyed from the garden, this is a home with a great deal to offer, whether as a permanent residence or a coastal retreat. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold (Share of Freehold) | . Lease Term: Approx 950 years remaining | Maintenance Charge: £50/month | Council Tax Band: B (Approx £1950.55 for 2026/27) | Pets allowed, holiday letting not permitted | Services: Mains water, gas, electricity and drainage

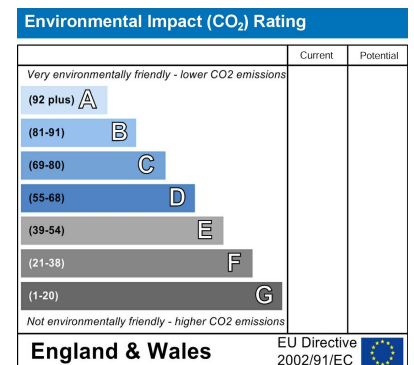
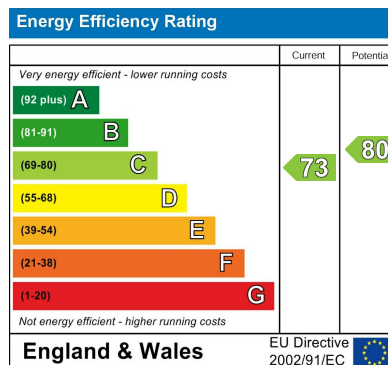
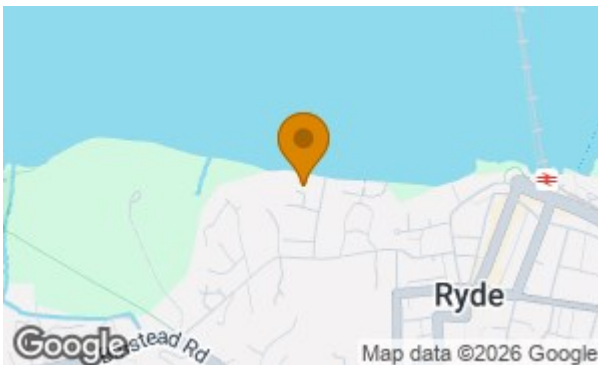


Approx Gross Internal Area
105 sq m / 1131 sq ft



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.



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.