



- Attractive DETACHED House
- Smart New Garden Office
- Gated PARKING & Car Port
- D/Glazing & Gas C/Heating
- Very Comfortable 3 Double Bedroom Accommodation
- Interesting Sea Views!
- 5 Mins from BEACH & Appley Park
- Stylish Open Plan Kitchen/Dining
- Sunny South Facing Garden
- Family Lounge & Cosy Sitting Room

123 West Hill Road, Ryde, Isle Of Wight, PO33 1LW

£395,000

Situated in the charming town of Ryde, this attractive detached house offers a delightful blend of comfort and convenience, just moments from the beach and the picturesque Appley Park. With captivating sea views that serve as a gentle reminder of the coastal lifestyle, this property is perfect for those who appreciate both nature and modern living.

The home boasts a clever open plan design that seamlessly integrates the kitchen, dining area, and a cosy sitting room, creating an inviting space for family gatherings and entertaining guests. The sunny south-facing garden is easily accessible, providing an ideal setting for outdoor relaxation and enjoyment. A new contemporary style garden office sits neatly to the rear of the garden.

Accommodating three spacious double bedrooms, this residence is well-suited for families or those seeking extra space. The separate family lounge, featuring a charming box bay window, offers a tranquil retreat for unwinding after a long day.

Practicality is at the forefront of this property, with a useful utility room and a downstairs cloakroom w.c, making daily life more manageable. The brick-paved gated driveway and convenient car port add to the appeal, ensuring ample parking for residents and visitors alike.

With nearby bus routes and mainland passenger connections available along The Esplanade, commuting is made easy, allowing you to explore the surrounding areas with ease. This delightful home in Ryde is a perfect opportunity for those looking to embrace a relaxed coastal lifestyle while enjoying the comforts of modern living.



Accommodation

Porch

Entrance Hall

16'0" max x 6'0" (4.88 max x 1.83)

Built in Storage

Cloakroom w/c

Lounge

13'2" into bay x 12'5" (4.01 into bay x 3.78)

Kitchen/Diner

18'11" x 10'10" (5.77 x 3.30)

Larder Cupboard

Utility Room

12'0" x 3'5" (3.66 x 1.04)

Sitting Room

12'5" x 11'0" (3.78 x 3.35)

Landing

Loft access

Walk in Storage

Bedroom 1

13'9" max into bay x 12'5" (4.19 max into bay x 3.78)

Bedroom 2

12'5" x 10'11" (3.78 x 3.33)

Bedroom 3

11'0" x 10'5" (3.35 x 3.18)

Bathroom

10'3" max x 5'11" (3.12 max x 1.80)

Separate w/c

Gardens

The walled frontage is laid to brick paved with a gravel border. The brick paved entrance continues into the car port. A gated access leads to the pretty near garden. This is centered around a well kept lawn. Deep borders contain an array of shrub and ornamental trees. A raised sun deck and paved terrace are the perfect seating/sun bathing areas. A exotic palm sits to one corner and a silver birch to the other. Fence boundaries enclose and screen the garden from neighbouring gardens. 3 x garden sheds. Greenhouse. Garden tap. External socket.



Garden Office
13'4 x 7'5 (4.06m x 2.26m)
A timber frame construction tastefully clad in a contrasting grey finish. Fully insulated for all year round use and includes power, lighting and wifi connection.

Gated Driveway
Double gates open onto the brick paved driveway with spaces for 2 vehicles.

Car Port
13'3" x 8'1" (4.04 x 2.46)
An undercover space for a smaller vehicle.

Council Tax
BAND D

Flood Risk
Very Low Risk

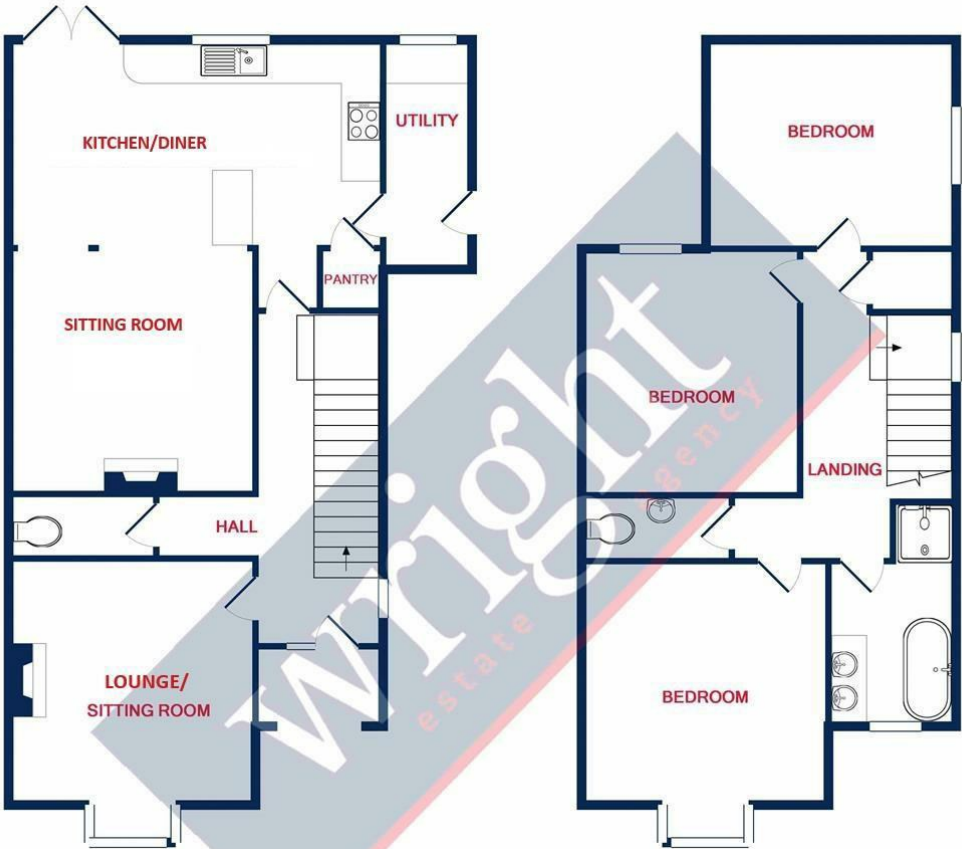
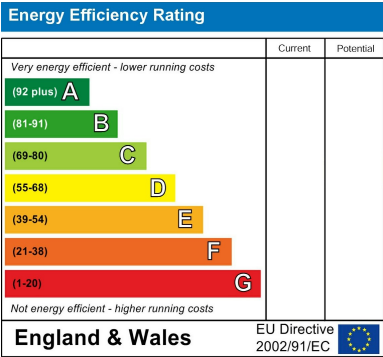
Broadband Connectivity
Up to Ultrafast Fibre Available

Construction Type
Brick elevations. Composite slate roof. Cavity walls.

Mobile Coverage
Mobile coverage includes EE, O2, Three & Vodafone.

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



GROUND FLOOR
APPROX. FLOOR
AREA 777 SQ.FT.
(72.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1434 SQ.FT. (133.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROTECTED



Viewing:

Date

Time

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