



£1,250 PCM

FLAT D, YARBOROUGH HOUSE, SEA CLOSE, RYDE, PO33 3AU



Seafields

## WONDERFUL WATERSIDE PENTHOUSE WITH DIRECT BEACH ACCESS!

A delightful UNFURNISHED TOP FLOOR APARTMENT in an idyllic BEACHSIDE location a short walk from Ryde town amenities, superb beaches & Island/mainland transport links. Set within this handsome Grade II Listed building, the property offers wonderful SEA and MAINLAND VIEWS and a private external stairs and entrance. The well proportioned accommodation comprises a large split level hall, a charming sitting room, spacious kitchen/diner, modern bathroom, office/dressing room and 2 BEDROOMS all over-looking the busy Solent scene. Benefits include gas central heating and shared GARDEN with direct BEACH ACCESS. Note: Street parking on Sea Close and nearby Augusta Road.

Available: Mid July \* Deposit: £1,440 \* Council Tax Band: C \* EPC: D

### ACCOMMODATION:

Accessed by external staircase to private entrance door on second floor, there is a small external seating area to relax and enjoy the sea views. Entrance to:

#### HALLWAY:

Welcoming RECEPTION HALL with useful storage cupboard and radiator with carpeted stairs leading up to UPPER LANDING (13'4 x 6'6) - brightly lit with doors to Sitting Room, Bathroom, Bedroom 1 - plus Inner Hallway with storage cupboard/shelving, leading to Bedrooms 2 and 3.

#### SITTING ROOM: 5.23m x 3.58m (17'2 x 11'9)

A most attractive room with feature fireplace and sash windows to front. Radiator. Door to Kitchen.

#### KITCHEN/DINING ROOM: 3.66m x 3.48m (12'0 x 11'5)

Large modern kitchen with extensive range of fitted cupboards. Integral appliances to include electric oven, gas hob, fridge/freezer, washing machine and dishwasher. Space for tumble dryer. Space for dining table. Window to front.

#### BEDROOM 1: 4.34m max x 4.27m max (14'3 max x 14' max)

Double bedroom with double glazed window offering stunning sea views. Radiator. Built in cupboard. Inter-connecting door to Bedroom 3.

#### BEDROOM 2: 4.29m x 2.90m max (14'1 x 9'6 max)

Double bedroom to offering yet more stunning views over the busy Solent scene.

#### OFFICE/DRESSING ROOM 2.87m x 2.03m extending to 2.79m (9'5 x 6'8 extending to 9'2)

Office or dressing Room enjoying the same lovely sea views. Accessed via hallway and Bedroom 1.

#### BATHROOM: 2.95m x 1.98m (9'8 x 6'6)

Large bathroom with modern white suite comprising bath with shower over, w.c. and wash basin. Mirrored vanity cupboard, additional storage cupboard and radiator. Window to side.

#### COMMUNAL GARDEN:

The property comes with the benefit of joint use of the fabulous lawned garden with a seating area and its own private gate to steps to beach below.

#### TENANTS PERMITTED FEES:

LETTINGS FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'):

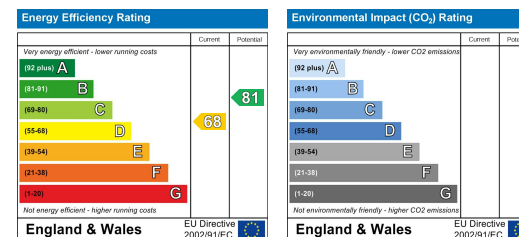
Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above)

During the tenancy (payable to the Agent):

Changes to tenancy agreement at tenants' request, £50 per change. Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s).

Any other permitted payments, not included above, under the relevant legislation including contractual damages.



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