



 Seafields



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Guide Price £279,950

THE LOFT, 4 BUCKLAND GRANGE, SPENCER ROAD, RYDE, PO33 3AH

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BEAUTIFUL ACCOMMODATION IN AN ENVIABLE TRANQUIL COASTAL SETTING

A fantastic opportunity to acquire a truly unique, very beautiful maisonette within the renowned period Buckland Grange with its rich history dating back to the 13th century. This residence offers a PRIVATE ENTRANCE and stairs to the impressive 2 STOREY accommodation, providing a superb blend of period charm and modern luxuries. The versatile 3-4 BEDROOM, 2 bath/shower accommodation currently includes 2 attractive reception rooms plus a large stylish kitchen/diner; the bedrooms including a master suite plus 2 split-level inter-connecting rooms. The property is presented to a fabulous standard, featuring lovely fireplaces that add character and warmth to the living spaces. Some of the many benefits include double glazed windows, a secluded, well stocked residents' GARDEN providing comfortable seating areas, plus an impressive allocated, superbly designed CARPORT and visitors' parking. This apartment is not just a home; it is a lifestyle choice, combining the charm of period features with modern living. A level walk along Spencer Road leads one into the heart of Ryde town with its host of amenities - as well as to the mainland passenger ferry links. Also moments from the renowned, historic Ladies' Walk footpath offering a lovely amble up to Quarr Abbey. Certainly a visit is essential to appreciate all that is on offer.

ACCOMMODATION:

To the left side of Buckland Grange, private entrance door into The Loft:

ENTRANCE PORCH:

A welcoming inner vestibule with ample space for coats and boots. Cupboard housing electric consumer unit. Durable carpet flooring. Large window to side. Door to carpeted stairs leading to:

SITTING ROOM:

Balustraded approach from the stairs into a most attractive fully carpeted room with double glazed windows to front and rear offering ample natural light. Wall lights. A focal point multi-fuel burner set within an attractive fireplace with mantle over. Wall mounted electric radiator. Door and 2 steps down to:

KITCHEN/DINER:

A most impressive kitchen/diner comprising excellent range of white fronted cupboard and drawer units with contrasting oak effect work surfaces over incorporating white 1.5 bowl sink unit. Integrated electric oven with extractor hood above ceramic hob. Space and plumbing for washing machine and fridge/freezer. Attractive fitted timber shelving with modern warm air log effect fire under and a white washed bricked themed wall feature. Striking luxury black/white vinyl flooring. Charming and characterful ceiling detail with exposed whitewashed timbers. Doorway to:

INNER LANDING:

Carpeted landing with charming 'turning' staircase leading to upper landing. Large storage cupboard. Doors to:

FURTHER RECEPTION/BEDROOM:

A beautifully appointed carpeted room with flexibility of usage. Double glazed window to front. Deep brick fireplace and attractive mantel over.

BATHROOM:

Large family bathroom comprising quality white suite of bath with a hand held mixer shower, vanity wash hand basin and low flush w.c. Part tiling to walls. Smart black/white vinyl flooring. Heated towel rail. Wall mounted fan heater. Double cupboard housing 4 year old water tank and providing ample storage. Twin windows to front.

UPPER FLOOR LANDING:

Carpeted landing featuring a very pretty arched 'Bishop's window' to front. Storage cupboards. Doors to Bedrooms 1 and 2.

BEDROOM 1:

Generously proportioned, attractive double bedroom with window to front plus 2 x Velux style windows set within a pitched ceiling. Eaves storage available. Door to:

EN SUITE SHOWER:

Comprising suite of step-in fully tiled white shower cubicle complimented by a low level w.c and vanity wash hand basin. Recessed storage area.

BEDROOM 2:

Featuring a pitched ceiling with window overlooking the front, good sized double bedroom with twin built-in double wardrobes. Carpeted. Electric radiator. Few steps leading to the inter-connecting Bedroom 3:

BEDROOM 3:

Offering t-shaped floor space and currently as an ideal twin bedroom, carpeted with eaves style pitched ceiling and window to front. Characterful exposed ceiling beams. Complete with eaves storage.

GARDENS:

Buckland Grange is set behind a gated entrance offering a private drive within secure grounds - communal for all residents - with mature borders giving ample privacy and tranquility. Tucked away residents' garden offering a wonderfully peaceful, established retreat with table and chair seating areas x 2. A designed recessed bin area ensuring.

CAR PORT/PARKING:

Most attractive recently completed rustic, shingle clad en-bloc car ports - one being allocated to this property. Visitors' parking area.

OTHER INTERESTING PROPERTY FACTS:

Windows: Double glazed throughout.

Services: Mains electricity and water.

Tenure: Shared Freehold. Long leasehold 946 years remaining.

Management Costs: £1,000 per annum to include the maintenance of the building/gardens, plus buildings insurance. No ground rent applies.

Pets permitted within lease. Residential and holiday lets permitted.

Council Tax Band: C * EPC Rating D (62)

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.

Approx Gross Internal Area
148 sq m / 1593 sq ft



Ground Floor
Approx 4 sq m / 48 sq ft

Denotes head height below 1.5m

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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