



- No Onward Chain
- Spacious 16'10 Lounge/Diner
- Private Entrance
- Gas Central Heating

- Generous 74sqm Lower Ground Flat
- Allocated Parking Space
- Modern Walk-in Shower Suite

- Comfortable 2 Bedroom Accommodation
- Overlooks Lawned Communal Gardens
- Short Walk to Beach & Appley Park

Flat 2, Somerville East Hill Road, Ryde, PO33 1LU

£138,950

Situated just minutes from the picturesque Ryde Beach, this charming flat offers a delightful blend of Victorian character and modern convenience. Spanning an impressive 796 square feet, this sizeable lower ground flat is situated within an attractive converted building, providing a unique living experience in a sought-after location.

As you enter through your own private entrance, you are welcomed into a spacious lounge/diner that overlooks the nicely maintained communal lawned grounds. This inviting space is perfect for both relaxation and entertaining, allowing for a seamless flow of light and warmth throughout the day. The flat features two well-proportioned bedrooms, providing ample space for family or guests, along with a well-appointed shower room.

The property is generally well presented, yet it also offers some scope for personalisation and modernisation, allowing you to truly make it your own. With single floor living, this flat is particularly appealing for those seeking convenience and ease of access.

Additionally, the property includes parking for one vehicle, a valuable asset in this desirable area. The nearby Appley Park and the stunning beaches of Ryde are just a short stroll away, making this location ideal for those who enjoy outdoor activities and coastal living.

In summary, this Victorian flat combines spacious living with a prime location, making it an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to view this lovely property and envision your new life by the sea.



Accommodation

Private Entrance

Entrance Hall

Built-in Storage

Lounge/Diner

16'10" x 15'6" (4.88m#3.05m x 4.72m)

Kitchen

11'5" x 6'6" (3.48m x 1.98m)

Bedroom 1

14'10" max x 13'8" (4.52m max x 4.17m)

Bedroom 2

10'7" x 7'9" (3.23m x 2.36m)

Shower Room

8'10" x 6'10" (2.69m x 2.08m)

Parking

Allocated parking space in front of the building.

Communal Grounds

Tree-lined lawned grounds to the rear of the garden for the residents to enjoy. This flat overlooks these grounds and the wooded backdrop provided by St Johns Wood. A pedestrian gate leads to the woodland walkway towards the nearby beach. Frying area. Concrete patio area. Dustbin store to front of building.

Tenure

Long leasehold. 999 years from 1/1/1990. Service charge is £2083.05 per annum. £25 ground rent. Residential letting permitted. No pets. No holiday letting.

Council Tax

Band A

Flood Risk

Very Low Risk from River & Sea. High Risk from Surface Water.



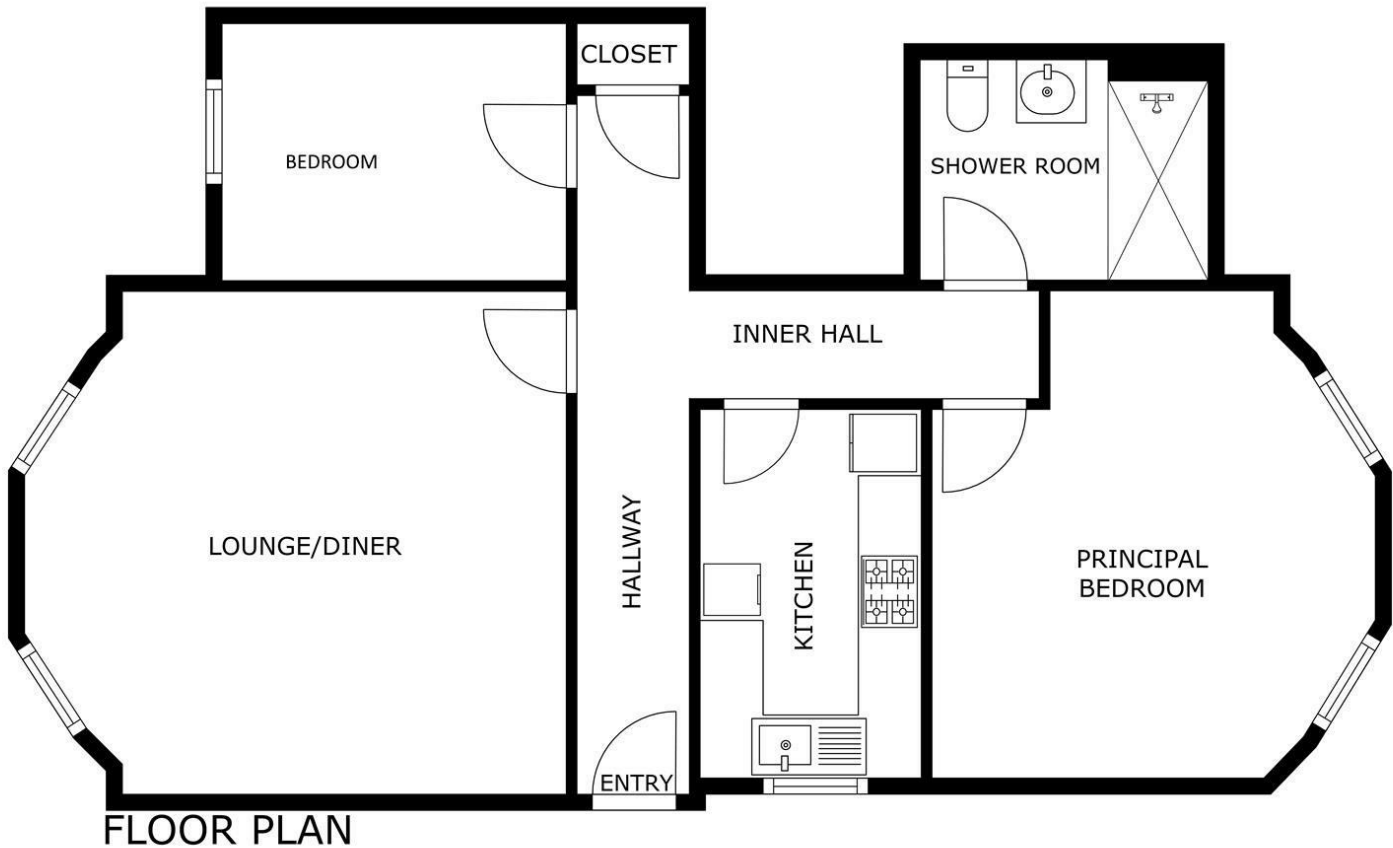
Construction Type
Stone elevations. Slate roof. Cavity or solid walls.

Mobile Coverage
Limited Coverage: EE, O2 & Vodafone

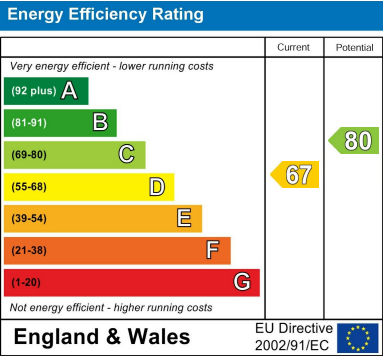
Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA
FLOOR PLAN: 74 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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Viewing: Date Time