



- No Onward Chain
- Comfortable 2 Double Bedroom Accommodation
- Well Maintained Communal Grounds with Wooded Backdrop
- Gas C/Heating & D/Glazing
- Ground Floor Flat in Elegant Converted Period Building
- Beautifully Presented 796sqft Interior
- Desirable Coastal Position Close to Beach & Park
- Continuous Wrap-Around Balcony Overlooking Grounds
- Allocated Parking
- Generous 15'11 with Double Doors to Balcony

Flat 4, Vista Marina East Hill Road, Ryde, PO33 1LS

£235,000

This feature-filled ground floor apartment is part of a sympathetically converted and elegant period building. It is positioned within half a mile of Ryde's sandy beaches and within 200 yards of the popular tree-lined environs of Appley Park. In spite of its ground floor position, the apartment enjoys an elevated outlook across the well kept communal grounds. This pleasant tree-lined vista is equally well viewed from the continuous wrap-around balcony which sits off all rear facing rooms of this spacious flat. A central hallway gives way to all the accommodation where high ceilings and large sunny windows are abound. The apartment is beautifully presented and benefits from particularly generous rooms totaling a comfortable 796 sqft. An allocated and numbered parking space is found within the front car parking area and the well kept grounds are for all residents to use.

Vista Marina was originally converted twenty or so years ago and the conversion retained the impressive original staircase and the external detailing which sets apart the building from others. Its coastal position offers the obvious benefits of accessible waterside walks, miles of beaches to enjoy and good access to local travel options and highspeed passenger connections to the mainland. Ryde town centre is close enough to be convenient and here you will have plenty of retail shops and services to enjoy.



Accommodation

Communal Entrance

Secure entry

Ground Floor Lobby

Wonderful high ceilings and the original sweeping staircase set the tone for this impressive converted period building.

Entrance Hall

Lounge/Diner

15'11 x 14'8 (4.85m x 4.47m)

Access to balcony

Balcony

A continuous wrap-around balcony sits off the entire rear elevation of this flat overlooking the well kept grounds.

Mezzanine Level

Above and to the rear of the lounge/diner. A real feature of the room.

Kitchen

11'11 x 9'2 (3.63m x 2.79m)

Bedroom 1

15'7 x 15'6 (4.75m x 4.72m)

Bedroom 2

15'8 x 11'7 max (4.78m x 3.53m max)

Access to balcony

Balcony

A continuous wrap-around balcony with ornate wrought iron balustrade.

Shower Room

11'5 x 4'5 (3.48m x 1.35m)

Council Tax

Band B

Parking

Allocated and numbered (5) parking space to the front of the building.

Tenure

Leasehold. 125 years from December 1999. 98 years remaining. Maintenance charge for 2026 £2433. Managing agent John Rowell Estate Management.

Restrictions

No holiday letting or pets permitted. Residential letting permitted.



Communal Grounds

The walled frontage is largely designated for parking purposes. To the rear are formal lawned gardens for all residents to enjoy. They back directly onto St Johns Wood creating a tree-lined backdrop and privacy. A gate leads into the wood to follow a pathway down towards the beach at Ryde. Drying area. Shared storage shed. Dustbin storage area to front of building.

Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

Construction Type

Stone elevations with rendered quoins. Slate roof. Cavity walls.

Mobile Coverage

Coverage includes EE, O2 & Three.

Flood Risk

Very low risk.

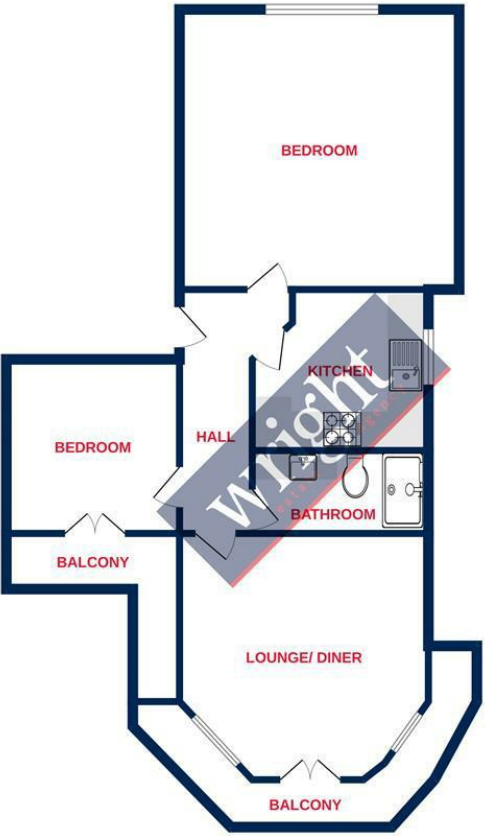
Services

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix C2020.

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