ryde@wright-iw.co.uk

wright
estate agency

- Stunning Converted Flat in Elegant Period Building
- Spacious Seaward Facing 70sqm Interior
- Parking- Communal Car Park
- No Onward Chain & Residue of 500 Year Lease (1972)
- Incredible Sea Views Extending to Mainland
- 20'4 Lounge/Diner with Beautiful Views
- Minutes from Beach & Town Centre
- Comfortable 1 Double Bedroom Accommodation
- Smart Modern Kitchen & Bathroom
- South Facing Communal Gardens

39 Brigstocke Terrace, Ryde, PO33 2PD

£165,000

Nestled in the heart of Ryde, this stunning converted flat is situated within an architecturally significant Grade II listed building, dating back to 1833. The property boasts an impressive 753 square feet of living space, offering a spacious interior that is both well-presented and thoughtfully designed to maximise natural light and breathtaking views of the sea, extending all the way to the mainland.

As you enter, you will be greeted by a charming reception room that features elegant sash windows and high ceilings, creating an airy and inviting atmosphere. The flat comprises one well-proportioned bedroom and a modern kitchen, making it an ideal retreat for individuals or couples seeking a tranquil living space.

The elevated position of the property not only enhances its aesthetic appeal but also provides residents with beautiful vistas of the surrounding coastline. Just minutes away, you will find the beach, the vibrant town centre, and the local tennis club, ensuring that leisure and convenience are at your doorstep.

This property is perfect for those who appreciate the blend of historical charm and modern living, all while enjoying the stunning coastal scenery that Ryde has to offer. Whether you are looking for a new home or a holiday retreat, this flat presents a unique opportunity to embrace a lifestyle of comfort and elegance in a prime location.

Accommodation

Communal Entrance

2nd Floor Landing

Entrance Hall

Built in Airing Cupboard

Lounge/Diner
20'4 x 15'4 (6.20m x 4.67m)

Study Area
7'2 x 6'6 (2.18m x 1.98m)

Built in Storage Cupboards x 2

Kitchen
10'3 x 6'7 (3.12m x 2.01m)

Bedroom
15'9 x 10'1 (4.80m x 3.07m)

Bathroom
7'11 x 5'9 (2.41m x 1.75m)

Communal Areas
There are beautifully kept lawned communal gardens on the south side of the building with seating areas for residents. Dustbin storage building at eastern end of grounds.

Communal Parking
Space for 1 vehicle in communal car park. Permits available for guests and visitors.

Tenure
Long leasehold. 500 years from 24/6/1972. Service charge currently £2,726.08 for at least one more year., this is to pay for the new roof for the building. Charges likely to reduce in 2027. Ground rent £10 per annum. No pets. No Holiday Letting. Residential letting permitted

Council Tax
Band B

Flood Risk
Very Low Risk

Further Potential
The vendor feels that there is space to form a second bedroom within the flat subject to all the relevant permissions and alterations.

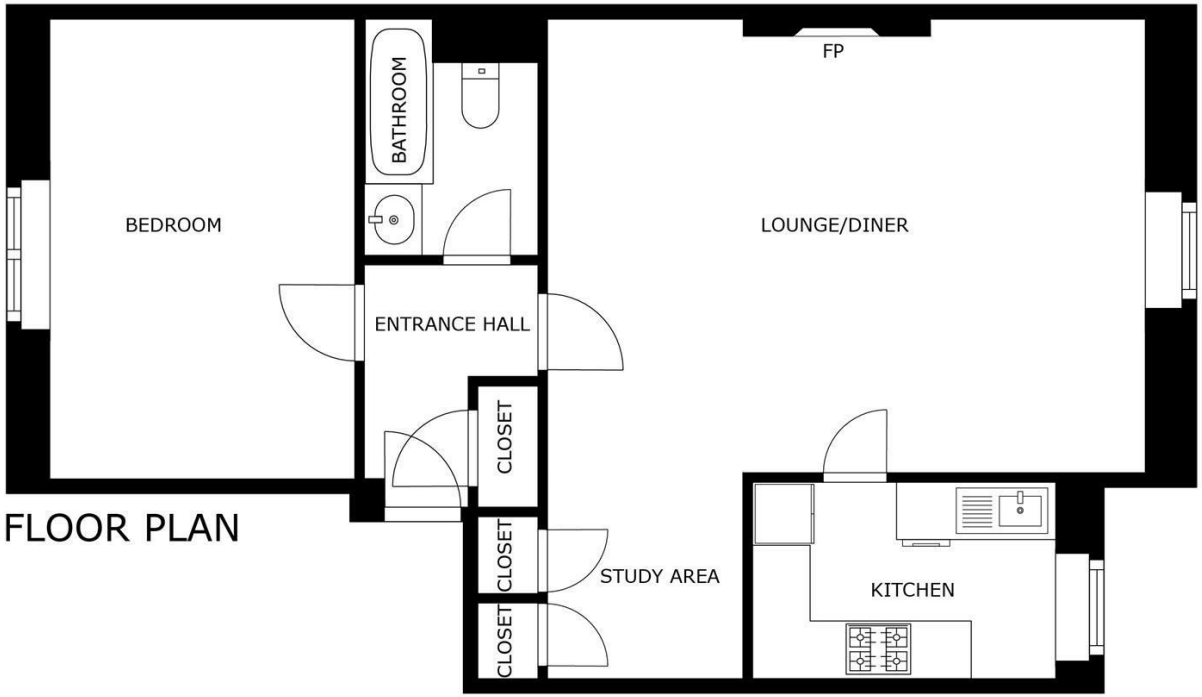
Construction Type
Rendered elevations. Flat roof system, due to be replaced shortly. Cavity or solid walls.

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone

Broadband Connectivity
Up to Superfast, 20 mbps upload available via Openreach Network.

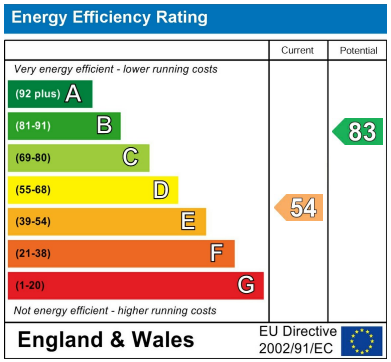
Services
Unconfirmed water, electric and drainage.

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



GROSS INTERNAL AREA
FLOOR PLAN: 71 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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.

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

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