



- No Onward Chain
- Comfortable 4 Double Bedroom Accommodation
- Allocated Undercover Parking
- Generous 18'9 Living Room with Garden Access

- Idyllic Coastal Position Yards from Beach & Ferries
- Lovely, Far Reaching Sea Views
- Wonderfully Light Interior

- 2013 Built Stylish Town House
- South Facing Walled Garden
- Stylish Modern Bathroom, Shower Room & Cloakroom W.C

57 The Strand, Ryde, Isle of Wight, PO33 1JD

£385,000

Welcome to 57 The Strand, a charming end-terrace house located in the picturesque coastal town of Ryde. Built in 2013, this delightful property offers a perfect blend of modern living and replicated character, making it an ideal home for those seeking a vibrant coastal lifestyle.

Spanning an impressive 1,416 square feet, the house features a spacious reception room that invites natural light, thanks to its north-south orientation. The underfloor heated open-plan ground floor is designed for both comfort and style, seamlessly connecting to a sunny, walled garden that faces south, perfect for enjoying the warm sunshine and outdoor gatherings.

This home boasts four generously sized double bedrooms, providing ample space for family and guests. The two stylish bathrooms are thoughtfully designed, ensuring convenience and comfort for all residents.

Situated just yards from Ryde's beautiful beaches and convenient mainland travel options, this property is ideally located for those who appreciate the charm of coastal living. The architectural design of the house harmoniously complements the characterful street scene, making it a standout choice for anyone looking to embrace the coastal lifestyle.

With parking available for one vehicle with further on-street availability, this home offers both practicality and elegance. Don't miss the opportunity to make 57 The Strand your new coastal retreat.



# Accommodation

## Entrance Hall

## Cloakroom W.C.

## Kitchen/Diner

13'11" x 9'6" (4.24m x 2.90m)

## Lounge

18'9" x 12'2" (5.72m x 3.71m)

## 1st Floor Landing

## Built-in Linen/Storage Cupboard

## Bedroom

12'2" plus wardrobes x 11'10" (3.71m plus wardrobes x 3.61m)

## Bedroom

11'11" plus wardrobes x 10'3" (3.63m plus wardrobes x 3.12m)

## Bathroom

8'3" x 6'5" (2.51m x 1.96m)

## 2nd Floor Landing

## Built-in Cupboard Housing Boiler

## Bedroom

11'11" plus wardrobes x 10'3" (3.63m plus wardrobes x 3.12m)

## Bedroom

12'2" plus wardrobes x 11'10" (3.71m plus wardrobes x 3.61m)

## Shower Room

8'4" x 6'6" (2.54m x 1.98m)

## Garden

The Sunny South facing garden is enclosed by feature wall boundaries of either stone or brick. An Indian sandstone patio sits off the lounge accessed via its bifold doors. The main artificial lawn garden is framed by shrub filled shingle borders. Garden tap. External sockets. Lockable door to undercover parking. External storage cupboard to front of building.

## Parking

An allocated and numbered space within the gated undercroft parking. Secure gated entrance to parking.

## Dustbin Storage

Within undercroft parking area.



**Tenure**

Long Leasehold tenure. 999 years from 25/3/2013. Annual maintenance is £1063 per annum to include ground rent, service charge and buildings insurance.

**Freehold Purchase**

The residents were offered to purchase the freehold for around £4000 inc VAT & fees. This option may be available to the new owner going forward.

**Council Tax**

Band D

**Construction Type**

Brick elevations. Modern flat roof system. Cavity walls.

**Flood Risk**

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

**Mobile Coverage**

Limited Coverage: Three

**Broadband Connectivity**

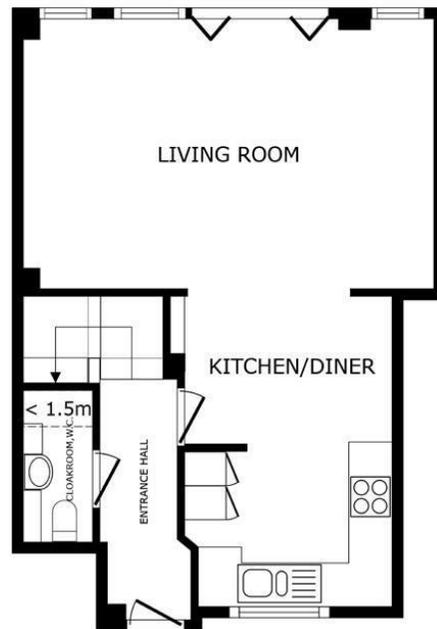
Wightfibre and Openreach Networks. Up to Ultrafast available.

**Services**

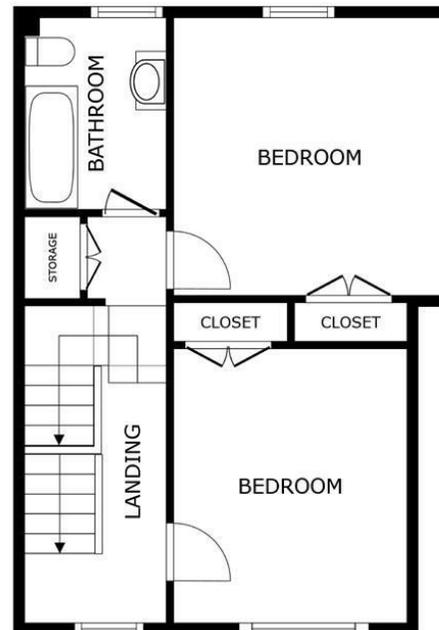
Unconfirmed gas, electric, water and drainage

**Agents Note**

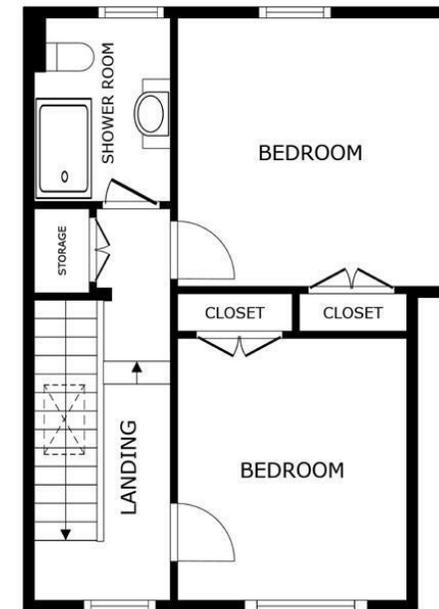
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



FLOOR 1



FLOOR 2



FLOOR 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	86

GROSS INTERNAL AREA  
 FLOOR 1 42.2 m<sup>2</sup> FLOOR 2 46.2 m<sup>2</sup> FLOOR 3 43.2 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 0.5 m<sup>2</sup>  
 TOTAL : 131.6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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PROTECTED

**Viewing:** Date ..... Time .....

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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100