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wright
estate agency



- Smart Modern Detached House
- Comfortable 3/4 Bedroom Accommodation
- Bathroom & A Shower Room
- Beautifully Presented Throughout
- Extended, Remodeled and Refurbished in 2022/23
- 300 Yards from Beach, Coastal Path & Appley Park
- Stylish New 21'4 Kitchen/Breakfast Room
- Stunning, Complete 'New' Interior
- Generous Driveway PARKING & 2 x Garages
- Well Kept Shrub Filled Gardens

Varna East Hill Road, Ryde, Isle Of Wight, PO33 1LL

£479,950

Nestled in the charming coastal town of Ryde, this stunning detached house from the 1970s has been meticulously remodeled, extended, and refurbished in 2022 & 2023, offering a perfect blend of modern amenities and classic charm.

Boasting three spacious reception rooms, three comfortable bedrooms, and two sleek bathrooms, this property provides ample space for comfortable living. This generous and practical layout also affords the options for multi-generational living and future-proof accommodation for those who simply like to plan ahead. The beautifully finished interior features tastefully neutral decor, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the parking space for several vehicles which could include a boat with trailer or campervan, ensuring convenience for both residents and guests. Additionally, being just 300 yards from the beach and extensive coastal walks, this home offers the perfect opportunity to enjoy the serene beauty of the seaside and the lifestyle coastal living affords.

Whether you're looking for a peaceful retreat or a place to entertain friends and family, this property in Ryde presents a wonderful opportunity to own a home that combines style, comfort, and proximity to the beach. Don't miss out on the chance to make this delightful house your own slice of paradise in this picturesque coastal town.







Accommodation

Porch
9'7" x 4'8" (2.92m x 1.42m)

Entrance Hall
12'9" x 8'4" max (3.89m x 2.54m max)

Built-in Storage

Lounge
12'10" x 12'9" (3.91m x 3.89m)

Dining Room
10'4" x 10'2" (3.15 x 3.10)

Sitting Room
12'7" x 12'2" (3.84m x 3.71m)

Inner Hall

Kitchen/Breakfast Room
21'4" x 10'2" (6.50m x 3.10m)

Shower Room/Utility Room
6'8" x 6'7" (2.03 x 2.01)

Gallery Landing

Bedroom
16'4" x 11'7" (4.98m x 3.53m)

Under-eaves Storage

Bedroom
16'3" x 10'3" (4.95m x 3.12m)

Under-eaves Storage

Bedroom
10'0" x 9'10" (3.05m x 3.00m)

Bathroom
9'10" x 7'4" (3.00m x 2.24m)

Garage 1
19'0" x 8'2" (5.79m x 2.49m)
With a up and over door, power and light. Window to side. Door to rear.

Garage 2
13'10" x 7'1" (4.22m x 2.16m)
With an up and over door, power and lighting. Wall mounted gas boiler.

Parking
The brick paved driveway offers spaces for several cars. There is sufficient space for larger vehicles such as camper vans or a boat & trailer.







Gardens
The walled frontage has established shrubs and ornamental tree-lined boundaries. A neat swath of gravel to one side offers options for over spill parking. The remainder is laid to brick paving for ample parking space. A gated side access leads to the rear garden. This beautifully kept enclosed garden has a central lawn edged by raised shrub filled borders bringing an array of colour to the space. Steps lead to an upper tier home to Summer house and a Sun deck attracting the Sun into the evening. Garden tap. Fish pond.

Tenure
Freehold

Council Tax
Band D

Construction Type
Standard construction. Extended in 2022 to 2023 with planning approval and building regulations.

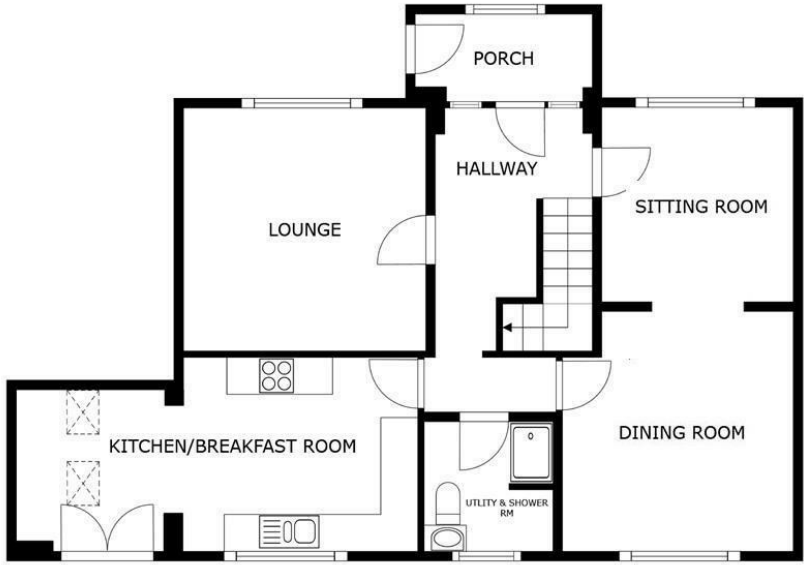
Flood Risk
Very Low Risk.

Mobile Coverage
Limited Coverage: EE, O2, Vodafone & Three

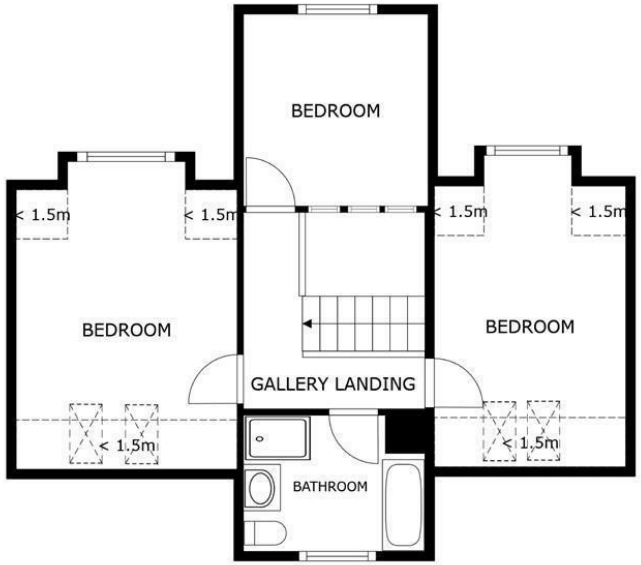
Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

Services
Unconfirmed gas, electric, telephone, mains 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



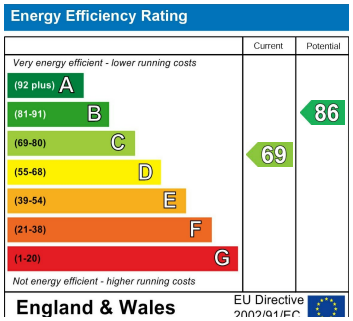
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 82.6 m² FLOOR 2 50.8 m²
EXCLUDED AREAS : REDUCED HEADROOM 8.0 m²
TOTAL : 133.4 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.

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The Property Ombudsman

Viewing: Date …… Time ……