



- Beautifully Presented Garden Flat
- 17'5 Lounge/Diner with Garden Access
- Brand New Kitchen/Breakfast Room
- Gas C/Heating & D/glazing

- Comfortable 2 Bedroom Accommodation
- Private Entrance
- Lovely Communal Grounds with Wooded Backdrop

- Wonderfully Sunny Private Garden
- Allocated Parking
- Contemporary Bathroom Suite

Flat 3, Upwood House East Hill Road, Ryde, Isle of Wight, PO33 1LS

**£236,500**

Introducing a magnificent converted ground floor garden flat nestled in the heart of Ryde, a picturesque coastal town on the northeast coast of the Island. This exceptional property boasts a spacious 76 sqm layout comprising two inviting bedrooms, a modern bathroom, a delightful lounge/diner and a brand new kitchen/breakfast room. With a private entrance and a charming private garden, residents can revel in a peaceful outside space while also enjoying access to the stunning communal lawned gardens. Furthermore, convenient parking facilities ensure that your every need is met in this idyllic residence. Step into this tastefully designed interior which effortlessly blends comfort and style. The generous lounge/diner provides the perfect setting in which to relax. The well-equipped kitchen/breakfast room offers a delightful space to whip up culinary delights while savoring the lush garden views. The beauty of living in this coastal position is that it leaves you walking distance from our lovely beaches and the leafy environs of Appley Park too. Mainland passenger travel options are found along Ryde's Esplanade as is the iconic pier. The town centre has arguably one of the best selections of retail shops and facilities found anywhere on the Island and all of these will be at your beck and call.



# Accommodation

Private Entrance

Entrance Hall

Lounge/Diner

17'5 x 12'2 (5.31m x 3.71m)

Alcove

7'11 x 6'6 (2.41m x 1.98m)

Kitchen/Breakfast Room

12'1 x 7'9 (3.68m x 2.36m)

Brand new, fitted April 2025.

Bedroom 1

11'11 x 8'6 (3.63m x 2.59m)

Bedroom 2

9'6 plus wardrobes x 8'10 (2.90m plus wardrobes x 2.69m)

Bathroom

7'8 x 5'7 (2.34m x 1.70m)

Private Garden

This private west facing rear garden is seamlessly accessed from the lounge/diners French doors. It is laid to paving and has a cluster of ornamental trees at the far boundary. Gate to communal gardens beyond. Garden shed situated within the designated part of the communal grounds adjacent to the drying area.

Communal Grounds & Facilities

Extensive well kept communal lawned gardens to the rear of the building. These have mature tree-lined boundaries and back directly on to St Johns Wood. Access to the woods via a private gate. The lower garden is designated as a drying area and has space for sheds.

Allocated Parking

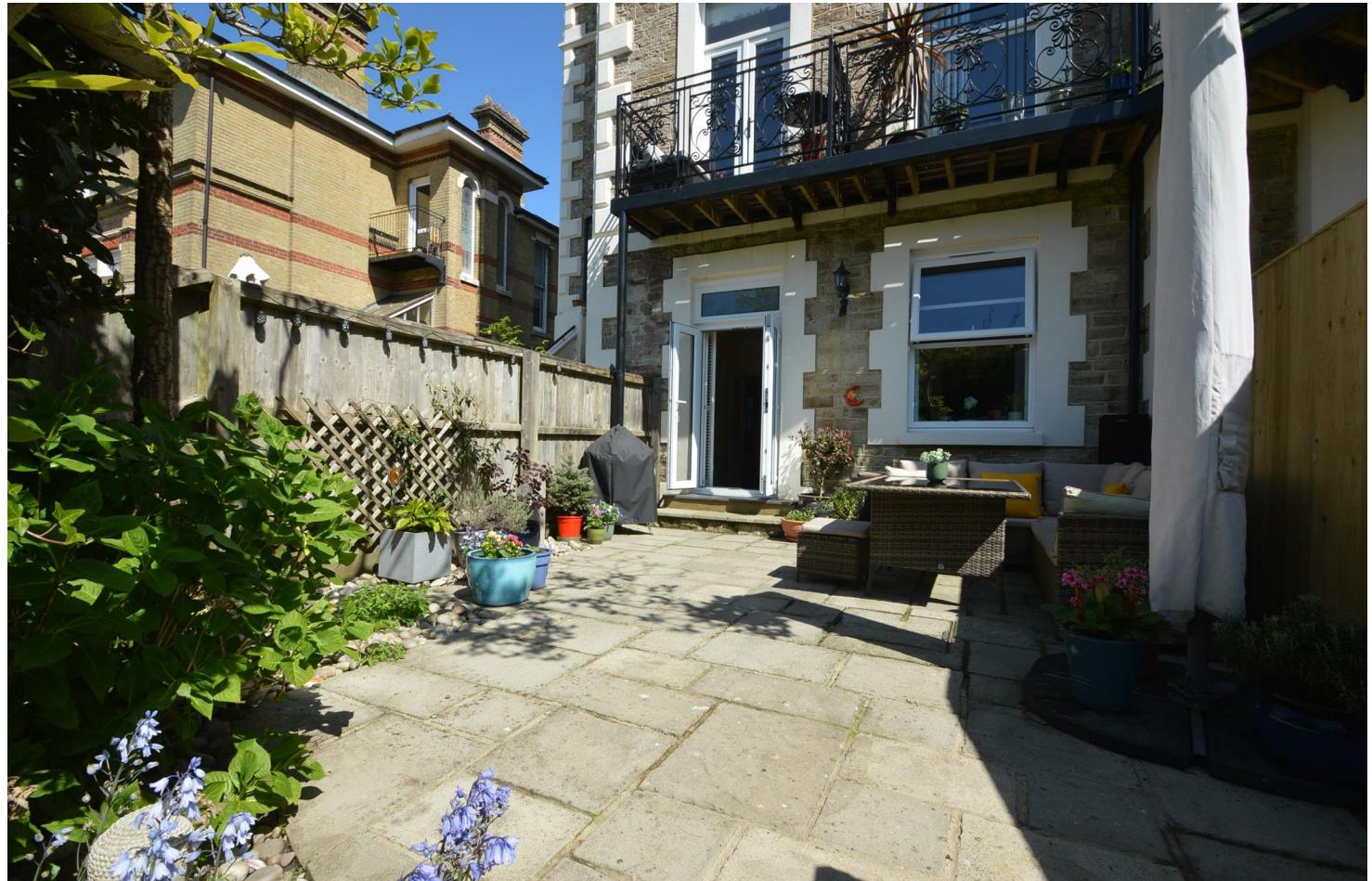
Space for a vehicle within the parking area to the front of the building. The space for flat 3 is just right of the main entrance when facing the building.

Tenure

Long leasehold and share of freehold. 999 year lease from 2007. Maintenance charge £900 per annum.

Restrictions

Residential letting permitted. No holiday letting. Pets are permitted.



Council Tax  
Band B

Flood Risk  
Very Low Risk

**Broadband Connectivity**  
Openreach and Wightfibre networks. Up to Ultrafast fibre available.

**Mobile Coverage**  
Coverage from O2. Limited coverage from EE, Three & Vodafone.

**Construction Type**  
Stone built, assumed cavity wall

**Services**  
Unconfirmed gas, electric, 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.

GROUND FLOOR

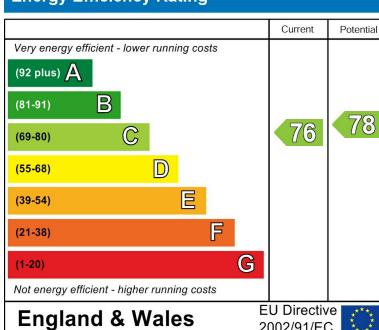


TOTAL FLOOR AREA: 654 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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 condition can therefore be given.

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#### Energy Efficiency Rating



**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 .....