



- Super Coastal Location
- Stunning Far Reaching Sea Views
- 5 Minutes From Town Centre
- No Onward Chain
- 50 Seconds From Beach & Sea
- D/G Conservatory With Sea views
- Peaceful Waterside Cul-De-sac Position
- Generous 2 Double Bedroom - 1 En Suite wc Accommodation
- Private Residents Beach Access
- Garage & Driveway PARKING

14 Westfield Park, Ryde, Isle of Wight, PO33 3AB

£525,000

It took me a mere 50 seconds to walk from this super positioned detached bungalow to the waters edge of The Solent. It sits at the seaward end of Westfield Park, a hugely popular residential cul-de-sac perfectly situated for Ryde's beaches and its bustling town. The bungalow occupies a sunny corner plot which enables the property to enjoy wonderfully interesting views of the sea and what is more it is directly opposite the private slipway access to the beach which is available to the residents of Westfield Park only. The property has been largely well maintained and has seen certain improvements and internal remodeling in very recent years creating tasteful open plan space and harnessing the stunning views. The generous lounge flows through to the dining area and on into the kitchen never losing a view of the sea. The double glazed conservatory sits to the side seamlessly flowing on to the glass balustrade sun deck strategically positioned to look directly out to sea. There are two capacious bedrooms, one with an en suite wc, and a modern shower room for all to use. A brick paved driveway has spaces for at least two vehicles or a boat and leads to the integral garage with space for an additional vehicle. There is still opportunity to modernise the interior and we believe that this will be well worth the effort for such a well placed home and the coastal lifestyle it will afford you. A new quality timber chalet has been erected in the garden forming as very comfortable 'work from home' office, it has double glazed windows and french doors overlooking the courtyard and view of the sea beyond. The town is roughly 5 minutes away and where you will find arguably one of the best selections of retail shops, restaurants and coffee shops found anywhere on the Island as well as many associated services and facilities. Many who live in and around Westfield Park find the location ideal for commuting to the mainland via the passenger connections.



Accommodation

Porch

Entrance Hallway

9'5" x 7'10" (2.87 x 2.39)

Loft access via ladder.

Built in Storage

Lounge/Diner

21'0" max x 20'4" max (6.40m max x 6.20m max)

'L' Shaped room.

Kitchen

12'5" x 8'9" max (3.78m x 2.67m max)

Conservatory

12'0" x 11'7" (3.66 x 3.53)

Sun Deck

9'9 x 9'6 (2.97m x 2.90m)

Bedroom 1

15'0" plus wardrobes x 11'11" (4.57m plus wardrobes x 3.63m)

En Suite

8'1" x 4'10" (2.46 x 1.47)

Bedroom 2

14'11" plus wardrobes x 12'0" (4.55m plus wardrobes x 3.66m)

Shower Room

7'11" x 7'10" (2.41 x 2.39)



Gardens

The bungalow sits on an advantageous corner plot just 85 steps from the beach and perfectly positioned to enjoy views of the sea. Lawned gardens sweep around the front and side of the property interspersed with various shrubs. The sun deck sits off the conservatory strategically positioned to benefit from the wonderful views. There is an enclosed courtyard garden to the rear and another sun deck. Paved pathways.

Garage

16'2" x 9'1" (4.93 x 2.77)
With an up and over door, power and lighting.
Double glazed window to side.

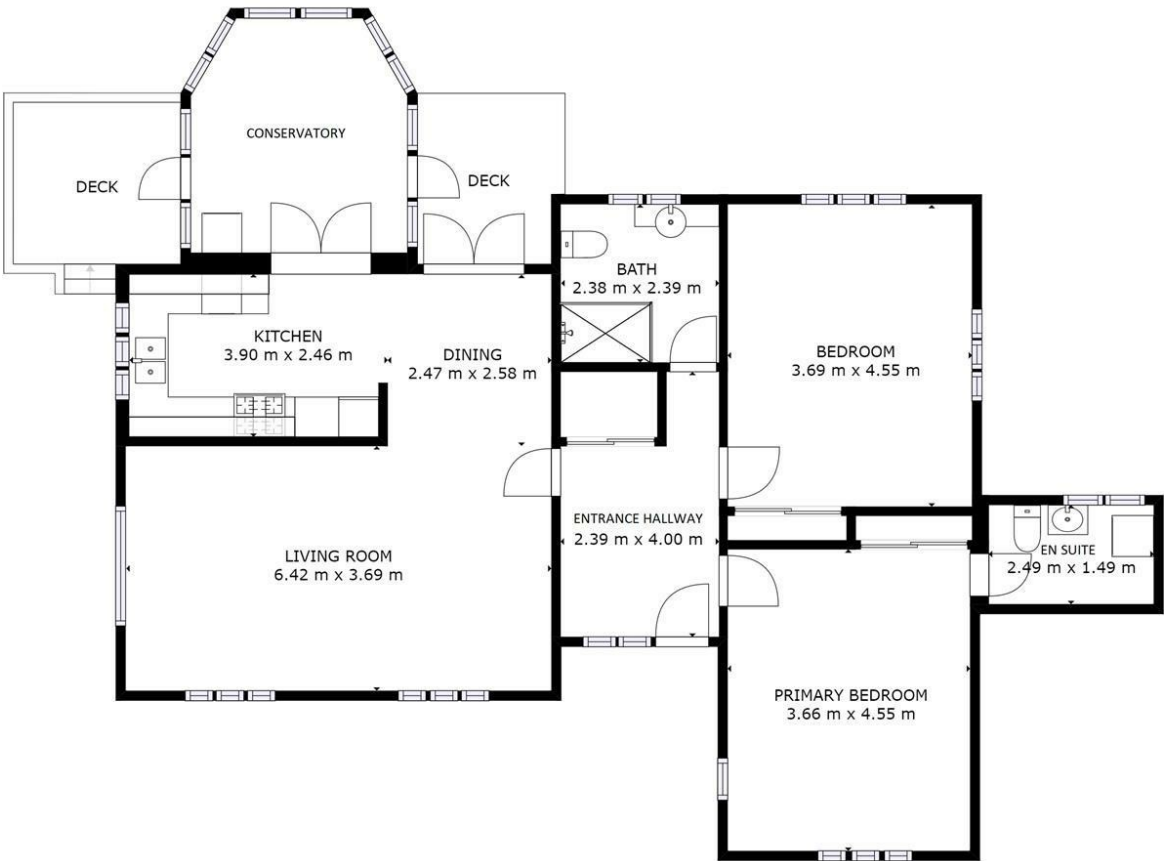
Driveway Parking

Comfortable spaces for at least two vehicles.

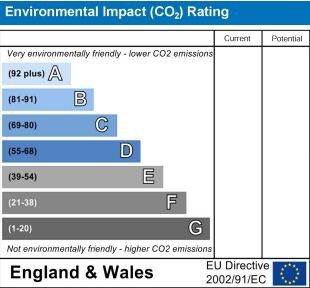
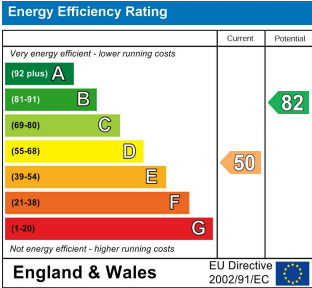
Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Freehold tenure



GROSS INTERNAL AREA
FLOOR 1: 97 m², EXCLUDED AREAS:
PORCH: 11 m²
TOTAL: 97 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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