



- Immediate 'Exchange of Contracts' available
- Comfortable 4 Double Bedroom Accommodation
- Allocated Undercover Parking
- Generous 18'9 Living Room with South Facing Walled Garden Access

- Sold via 'Secure Sale'
- No Onward Chain
- Wonderfully Light Interior

- 2013 Built Stylish Town House with Lovely, Far Reaching Sea Views
- Idyllic Coastal Position Yards from Beach & Ferries
- Stylish Modern Bathroom, Shower Room & Cloakroom W.C

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

£300,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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

Share of freehold - residents currently purchasing freehold from original developer. 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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

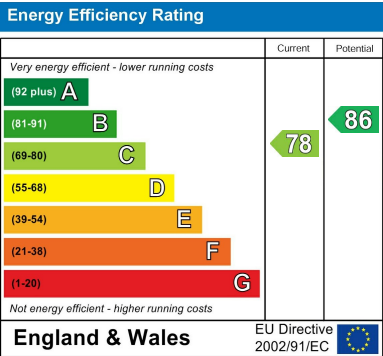
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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