



Guide Price £137,500  
1 SUN PLACE, RYDE, ISLE OF WIGHT, PO33 2TB





## **TUCKED AWAY YET SO CONVENIENT FOR TOWN AMENITIES!**

Welcome to Sun Place in Ryde - a no-through road ! This charming TERRACED COTTAGE is a hidden gem which has been EXTENSIVELY UPGRADED by the current owners and is being sold as CHAIN FREE. The very well presented accommodation comprises a lovely open plan 20'4 sitting/dining room, separate modern and bright kitchen, downstairs bathroom plus, on the first floor, 2 DOUBLE BEDROOMS. Benefits include gas central heating, double glazing windows with Venetian blinds plus carpeted and tiled flooring. Located in the heart of Ryde, this property offers the perfect blend of tranquillity and convenience, ideal for those seeking a first or investment home - within walking distance of local and mainland transport links, and ready to move into.

### **ACCOMMODATION:**

Double glazed entrance door into:

### **HALLWAY:**

Carpeted hallway with pine door to Bathroom. Doorway to Sitting Room.

### **DOWNSTAIRS BATHROOM:**

Suite comprising bath with mixer shower over and screen, pedestal wash hand basin and w.c. Tiled flooring. Tiled surrounds. Obscured window to side. Radiator.

### **SITTING/DINING ROOM:**

Superbly spacious, well presented carpeted reception room with double glazed window to front (including venetian blinds). Radiator. Wall mounted electric 'living flame' contemporary fire. Corner fitted television unit with consumer unit within. Stairs to first floor. Doorway to Kitchen.

### **KITCHEN:**

Modern fitted kitchen comprising matching cupboard and drawer units with contrasting work surfaces over incorporating sink unit with mixer tap. Integral appliances include 5-ring gas hob with extractor over plus fridge. Space and plumbing for washing machine. Tiled flooring. Tiled splashback. Skylight window plus window to rear offering ample natural light.

### **FIRST FLOOR LANDING:**

Wall mounted thermostat. Pine doors to:

### **BEDROOM 1:**

Good sized carpeted double bedroom. Double glazed window (with Venetian blinds) to front. Radiator.

### **BEDROOM 2:**

A second carpeted double bedroom. Double glazed window to rear (with Venetian blinds). Radiator. Deep over-stairs cupboard housing gas boiler.

### **TENURE:**

Long Leasehold: 986 years w.e.f. 1865

Ground Rent (not collected): £6 p.a.

### **OTHER PROPERTY FACTS:**

Council Tax Band: B

EPC Rating: TBC

Conservation Area: No

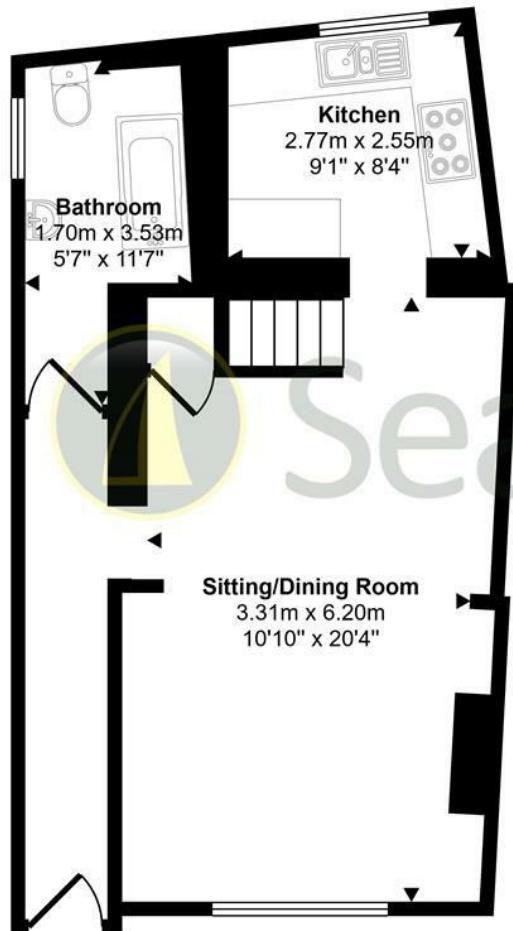
Floor Risk: No

Sellers' Situation: Chain Free (currently does Air B&B letting)

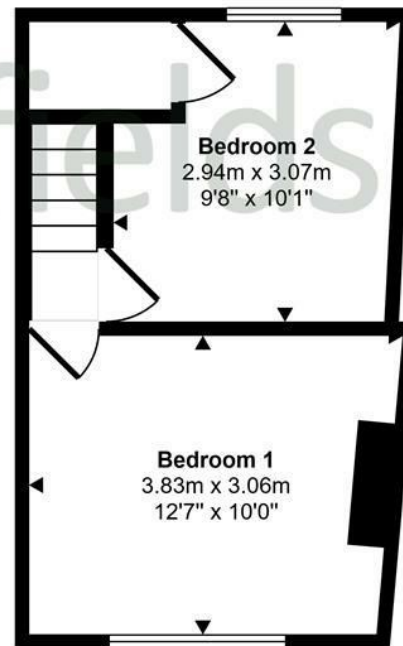
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
66 sq m / 710 sq ft

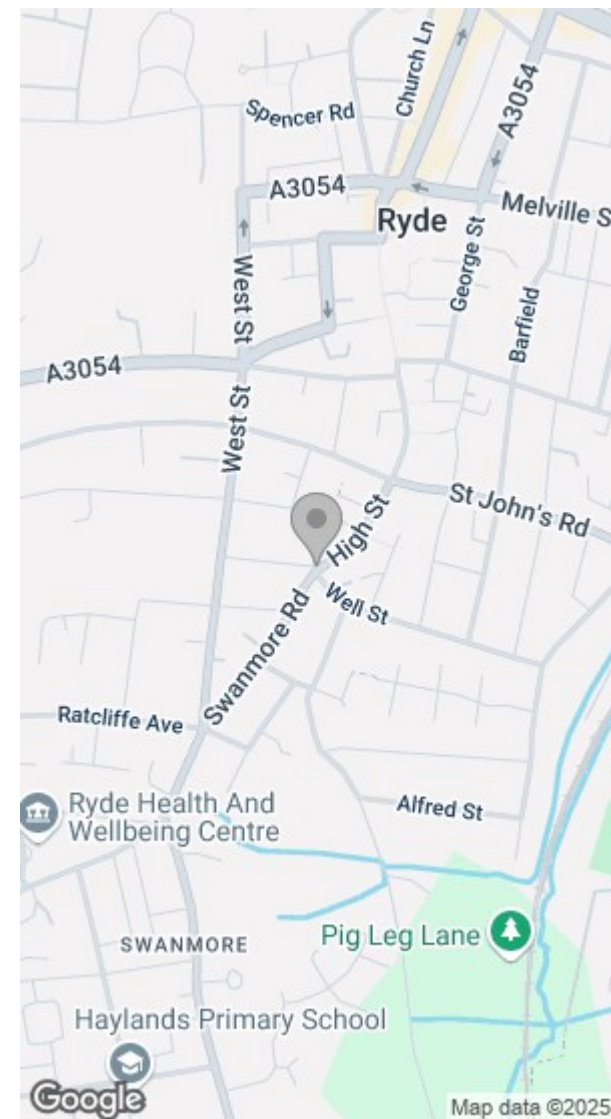


Ground Floor  
Approx 43 sq m / 459 sq ft



First Floor  
Approx 23 sq m / 251 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



