



Auction Guide £395,000
18 THE STRAND, RYDE, PO33 1JE



AUCTION OPPORTUNITY: Lot – 18 THE STRAND, RYDE, ISLE OF WIGHT, PO33 1JE
Auction Guide Price – £395,000 - PLUS fees
The property was offered online by Clive Emson Auctioneers - but is still AVAILABLE.
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EXCEPTIONAL VIEWS OF THE BEACH FROM YOUR DOORSTEP!
A fantastic opportunity to obtain this superbly proportioned period Listed 4 STOREY terraced home - which, although IN NEED OF WORKS within, still retains a wealth of original features including high ceilings, ornate fireplaces and working wooden shutters. In total, there are 6 BEDROOMS (including 2 within a self-contained Lower Ground Floor apartment - also access from within). Further accommodation includes a 3 elegant receptions, 3 bath/showers and 4 WCs. A SEA-FACING BALCONY off the kitchen - enjoying views over golden sands, Solent and Spinnaker Tower. There is a very deep driveway with ample PARKING and a LARGE GARDEN. CHAIN FREE, this charming coastal home combines character, space, exceptional potential and great convenience - moments from town amenities, water sports venues, schools, plus Island/mainland transport links, so ideal for commuters.

ACCOMMODATION:
Entrance door from The Strand to:

PORCH:
Original tiled floor. Ceiling light. Wooden door to:

DOWNSTAIRS WC:
Comprising w.c and compact wash hand basin. Obscured window to front.

ENTRANCE HALLWAY:
A welcoming entrance hall with timber flooring and door access to basement accommodation. Wall light. Radiator. Doors to:

KITCHEN:
A spacious kitchen with fitted cabinetry, chrome inset sink and drainer, plus appliances including gas oven, hob and extractor fan. 2 x large doors with working wooden shutters, both providing spectacular sea views and allowing access to balcony/rear garden. Original fireplace with marble surrounds. Cupboard housing Vaillant boiler. Radiator. Open archway to:

DINING ROOM:
Another well proportioned room with high ceilings and large window to front with fitted wooden shutters. Radiator. Return door to hall.

FIRST FLOOR LANDING:
Via half landing with large sash window, providing ample natural light. Wall light. Radiator. Stairs to second floor. Door to:

DRAWING ROOM:
A well proportioned room with period features including fireplace with tiled green hearth, 2 x large windows with sea views with fitted blinds. Radiator. Large double timber doors lead to:

SITTING ROOM:
Another lovely reception room with original fireplace. Large sash window with fitted blind. Radiator.

SECOND FLOOR LANDING:
Via half landing with 2 x windows offering ample natural light. Radiator. Stairs to third floor. Doors to:

BEDROOM 1:
Large double bedroom with sash window and fitted blind. Radiator. Access to:

EN SUITE BATHROOM:
Suite comprising corner bath, wash hand basin and w.c. Heated towel rail. Spotlights. Sash window with sea views with fitted roller blind.

BEDROOM 2:
Another double bedroom with window to front and fitted roller blind. Decorative fireplace. Ceiling light. Radiator.

THIRD FLOOR LANDING:
Via half landing with 2 x windows. Radiator. Doors to:

BEDROOM 3:
A further double bedroom with radiator. Window with fitted roller blind.

BEDROOM 4:
A fourth double bedroom with southerly window including fitted roller blind. Loft hatch access. Ceiling light. Radiator.

BATHROOM:
Suite comprising free standing bath, wash hand basin and w.c. Window with fitted blind. Cupboard for storage and housing hot water cylinder. Radiator.

BASEMENT ACCOMMODATION:
Separate self contained accommodation with its own front door '18a' (plus internal stairs from the main house) leading to:

KITCHEN/DINING ROOM:
Kitchen with vinyl flooring and fitted cabinetry with tiled splashbacks, inset chrome sink and drainer. Vaillant gas boiler and space for oven and washing machine. Velux window. Recessed lighting. Radiator. Open plan into:

SITTING ROOM:
Good sized room with radiator. Ceiling light. Doors to Bedrooms and to Inner Hall (with stairs leading to door to main house hallway).

BEDROOM 1:
Double bedroom with radiator. Window fitted wooden shutters.

BEDROOM 2:
A further bedroom with part glazed timber door to garden. Radiator.

SHOWER ROOM:
Suite comprising fully tiled walk in shower cubicle, wash hand basin and w.c. Heated towel rail. Extractor fan. Recessed lighting.

OUTSIDE:
On the 'sea side' aspect of the property, there is a raised patio/balcony area with railings offering stunning views of the Solent. A few steps lead down to a large private lawned garden with paved pathway leading to direct gate access to the Esplanade and sandy beaches.

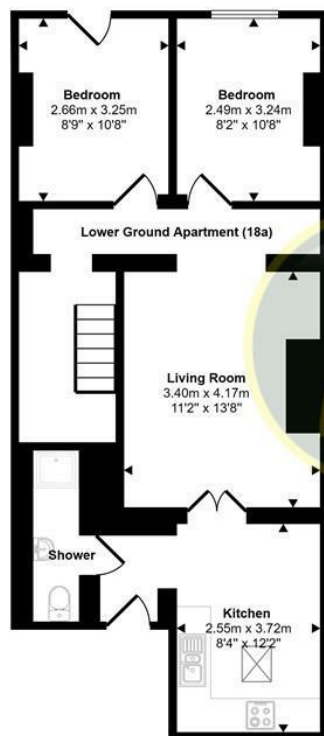
PARKING:
Large private driveway offering ample off-street parking space.

OTHER PROPERTY FACTS:
Conservation Area: Yes
Listed Building: Yes
Council Tax Band: E
EPC Rating: D (66)
Owner's situation: Chain Free
Flood Risk: Medium to High

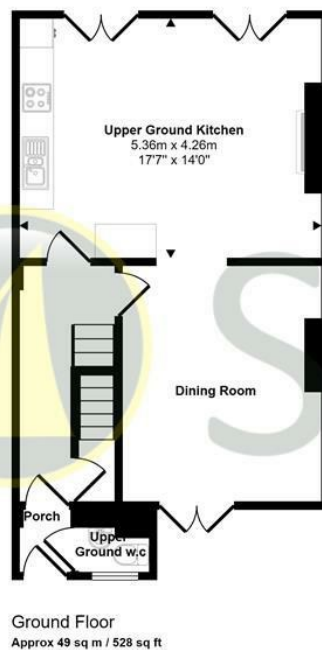
DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



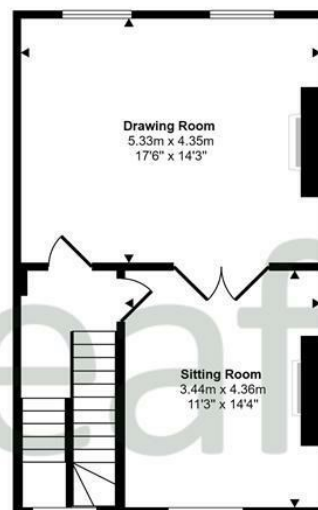
Approx Gross Internal Area
246 sq m / 2651 sq ft



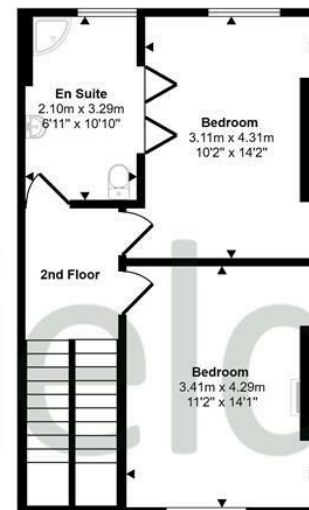
Lower Ground Floor (18a)
Approx 62 sq m / 671 sq ft



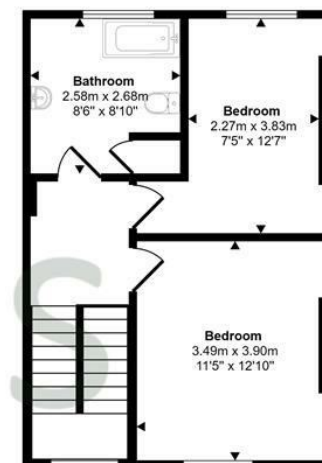
Ground Floor
Approx 49 sq m / 528 sq ft



First Floor
Approx 47 sq m / 503 sq ft



Second Floor
Approx 46 sq m / 498 sq ft



Third Floor
Approx 42 sq m / 450 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.

