



Guide Price £190,000

34 BRIGSTOCKE TERRACE, ST THOMAS STREET, RYDE, PO33 2PD



Seafields

## **AN IDEAL COASTAL RETREAT MOMENTS FROM TOWN AND SEA FRONT!**

**A freshly decorated and newly carpeted GROUND FLOOR APARTMENT within the renowned Grade II Listed BRIGSTOCKE TERRACE, offering a perfect blend of comfort and convenience - being minutes from the shopping centre, amenities, sea front, beautiful beaches and Island/mainland transport links. With PRIVATE ACCESS offered from the front and rear on the ground level, the accommodation comprises a well proportioned sitting/dining room, separate fitted kitchen, 2 BEDROOMS and bathroom. Benefits include electric heating, SEA VIEWS plus a PARKING space within the residents' carpark. Ideal for those seeking a first, second, retirement or investment home - which is being offered as CHAIN FREE.**

### **ACCOMMODATION:**

Private entrances from front and rear of the apartment. Glazed front door into:

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

A spacious reception room with new carpeted flooring and sash window to front offering sea views. Hatch to Kitchen. Electric radiators x 2. Television aerial point. Cupboard housing water meter. Doors to Bedroom to Inner Hall and Bedroom 2.

### **BEDROOM 2:**

Well proportioned, newly carpeted single bedroom with sash window to front offering sea glimpses. Electric radiator.

### **INNER HALLWAY:**

Doors to Kitchen, Bedroom 1 and Bathroom. Further door to deep airing cupboard housing hot water tank with immersion fitted.

### **KITCHEN:**

Fitted kitchen comprising range of white fronted cupboard and drawer units with contrasting work surfaces over incorporating 1.5 bowl inset sink unit. Appliances include electric cooker, tall fridge/freezer, washing machine and dryer. Glazed door through to southerly courtyard area.

### **BEDROOM 1:**

Double bedroom with southerly sash window. Electric heater. Newly carpeted flooring. Built-in wardrobe/cupboard.

### **BATHROOM:**

Modern white suite comprising bath with shower over (and screen), wash hand basin and low level w.c. Tiling to walls. Vinyl flooring. Extractor fan.

### **OUTSIDE:**

There is a south-facing courtyard area perfect for al fresco dining/relaxing. Steps up to shared lawned seating area. Store housing bins, etc.

### **PARKING:**

There is a Brigstocke Terrace car park for the use of residents only. A permit is provided for Flat 34.

### **TENURE:**

Long Leasehold: 500 years with effect from 1972 (447 remaining)

Freeholder: Brigstocke Management Company

Management company: John Rowell

Ground Rent: £10 p.a. / Maintenance fee (to include buildings insurance): £1459 bi annually

Restrictions: No pets or holiday lets are permitted within the lease

### **OTHER PROPERTY FACTS:**

Council Tax Band: B

EPC Rating: D (67)

Grade II Listed Building

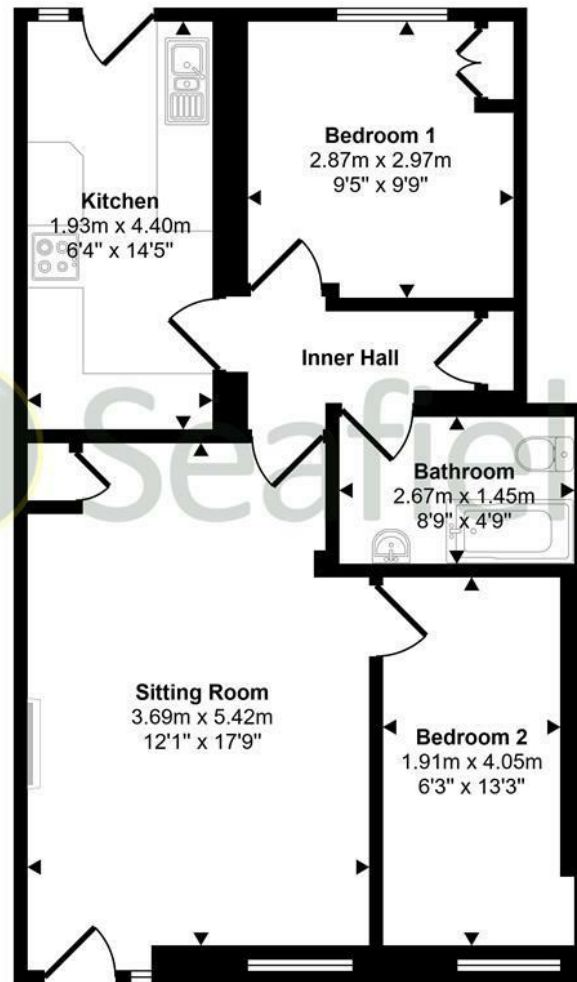
Flood Risk: Very Low

Owner's Situation: Chain Free

### **DISCLAIMER:**

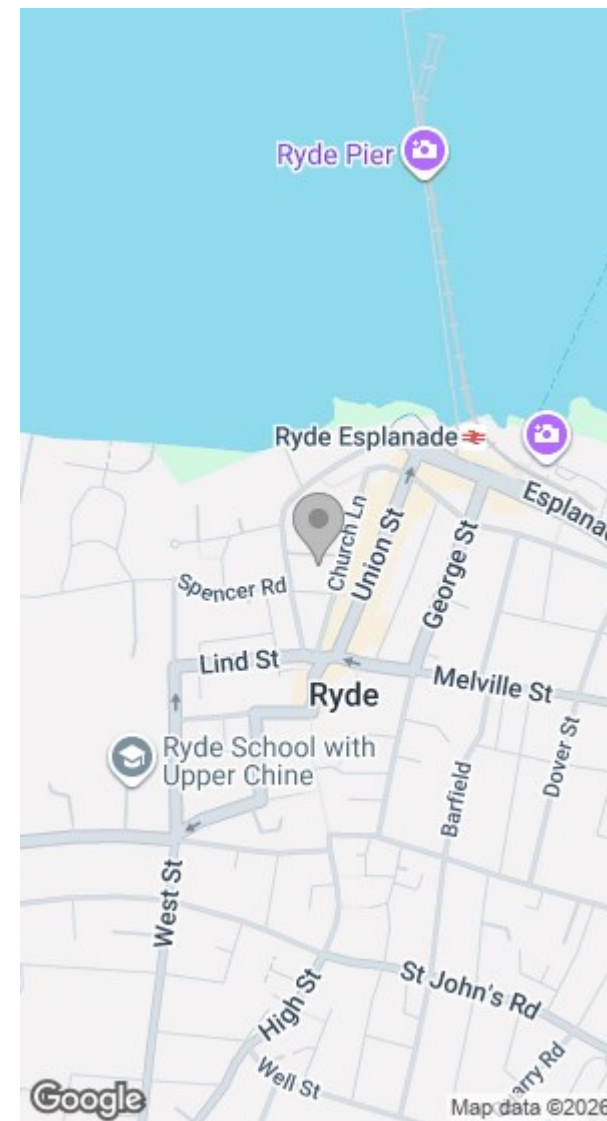
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
57 sq m / 618 sq ft



Floorplan

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                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>67</b>                                   | <b>81</b>               | <b>50</b>   | <b>53</b>               |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

