



Guide Price £299,000

5 VICTORIA LODGE, ST. THOMAS STREET, RYDE, PO33 2DL



## **A BEAUTIFUL UPPER APARTMENT WITH BREATHTAKING SOLENT VIEWS!**

A most impressive **SECOND FLOOR** home offering exceptional coastal living with spectacular **SEA VIEWS**, taking in the golden sands, Solent, Spinnaker Tower and mainland beyond. Located within the attractive 1870's Victoria Lodge on Ryde's sea front, the property is so convenient for the host of Ryde's amenities including the shopping centre, restaurants/bars, marina and water sports facilities. The grand communal hall and stairs lead to the immaculate accommodation which comprises an inviting hallway leading to the large sitting room, separate good sized kitchen, **2 DOUBLE BEDROOMS** (one with en suite shower room) and a quality bathroom. Offering beautiful presentation with neutral decor throughout, further benefits include UPVC double glazed sash windows, gas central heating and a large **PRIVATE BALCONY** - the perfect spot to relax and watch the busy Solent scene. Situated just moments away from fast speed passenger ferry links to Portsmouth/Southsea, this home is ideal for those who wish to enjoy the tranquillity of island life while maintaining easy access to the bustling mainland. Whether you are looking for a permanent residence or a holiday retreat, this property promises a lifestyle of comfort and seaside enjoyment. Offered as **CHAIN FREE**.

### **ACCOMMODATION:**

Accessed via St Thomas Street, an attractive entrance door leads to the impressive grand communal hallway with Victorian tiled flooring and ornate balustrade. Stairs leading to the second floor. Private entrance door into No. 5.

### **HALLWAY:**

An inviting carpeted hallway with radiator. Security entry telephone system. Wall mounted meters cupboard. Doors to:

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

A large comfortable room with double glazed window and door to Balcony - offering breathtaking views across the sea and mainland beyond. Space for sofas and dining table. Stone fireplace with electric fitted coal effect fire. Ceiling and wall lights. Radiator.

### **KITCHEN:**

Good sized fitted kitchen comprising range of white fronted wall and base units with contrasting work surfaces over incorporating inset sink unit. Integral appliances to include gas hob with extractor over; electric oven; dishwasher; space for fridge/freezer and washing machine. Extractor fan. Radiator. Wall mounted combination boiler. Double glazed southerly sash window.

### **BEDROOM 1:**

A very well proportioned double bedroom with yet more stunning sea views via double glazed window and door (which leads to Balcony). Ceiling and wall lights. Radiators x 2. Door to:

### **EN SUITE SHOWER ROOM:**

Quality suite comprising shower cubicle; wash hand basin and low level w.c. Heated towel rail. Tiled flooring and half tiling to walls. Shelving. Extractor.

### **BEDROOM 2:**

Large carpeted double bedroom with double glazed sash window to front. Range of fully fitted wardrobes/cupboards - 2 being mirror fronted. Radiator.

### **BATHROOM:**

Comprising white suite of bath with shower over and fitted grab rail. Vanity wash hand basin and low level w.c. Tiled floor and part tiling to walls. Heated towel rail. Extractor fan. Recessed down lighters.

### **BALCONY:**

Accessed from both the Sitting Room and Bedroom 1 via double glazed doors, a large 32ft sea-facing decked Balcony stretching the width of the property with attractive iron railings and timber hand rail. Spectacular views taking in the busy Solent scene, Pier and mainland beyond - including the changing night lights of the Spinnaker Tower.

### **BASEMENT:**

An additional bonus is the store room which is accessed from the rear of Victoria Lodge. A gated railing giving access to the residents' steps down to door leading to basement. Private door to secure storage rooms - one of which belongs to No. 5.

### **TENURE:**

Share of Freehold with balance of 999 year lease w.e.f. 2004 (979 years remaining)  
Annual management fee (to include buildings insurance and maintenance): £125 per month  
No ground rent applies  
Restrictions: No holiday let or pets are permitted within lease  
Management Company: BSC

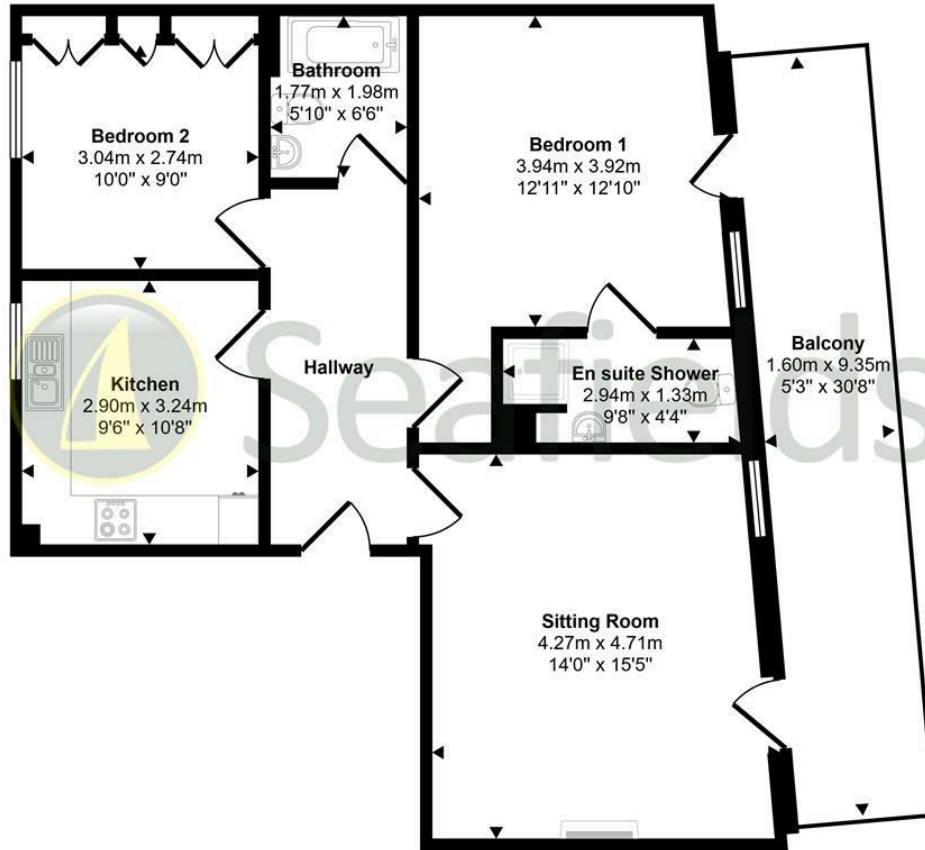
### **OTHER PROPERTY FACTS:**

Conservation Area: Yes  
Council Tax Band: D  
Energy Performance Rating: B (82)  
Services: Mains gas, electricity and water.  
Seller's Situation: Chain Free

### **DISCLAIMER:**

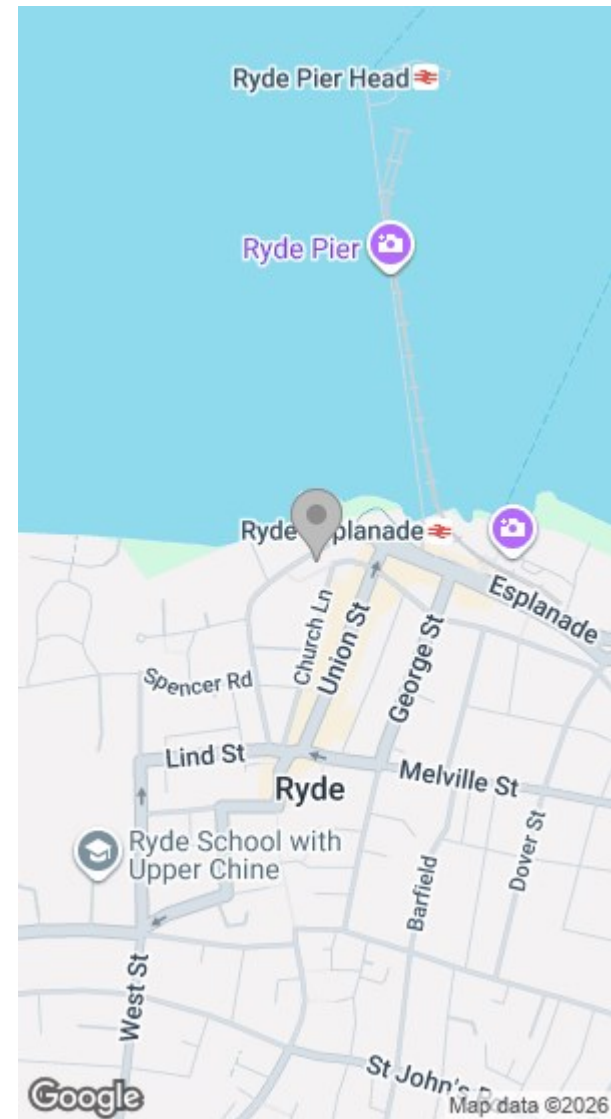
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
72 sq m / 777 sq ft



Second Floor

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>	<b>82</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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

