



Guide Price £350,000  
BRAESIDE, ABBEY LANE, RYDE, PO33 1LD





## **A LOVELY FAMILY HOME IN A PRIME COASTAL LOCATION!**

A well presented, gas centrally heated 3 BEDROOM semi-detached house occupying a most sought after peaceful position close to the sandy expanse of APPELEY BEACH, with the convenience of nearby schools, amenities of Ryde, water sports facilities plus the fast speed mainland passenger ferry links. The property has been subject to improvements by current owners since 2017 with the ground floor accommodation comprising a generous sized sitting/dining room, a modernised kitchen, and downstairs cloakroom/wc, whilst the first floor offers 3 double bedrooms and a modern bathroom suite. Externally, the property features low maintenance front and rear GARDENS, a driveway providing off road PARKING for 2 vehicles in addition to the single GARAGE. For those seeking great convenience in a most sought after tranquil lane, an internal viewing is essential.

### **ACCOMMODATION:**

Composite front door leading to the entrance hall.

### **ENTRANCE HALL:**

A bright hallway with laminate flooring. Radiator. Carpeted stairs to first floor with cupboard below. Doors to:

### **KITCHEN:**

A modern fitted kitchen comprising range of wall and base units in pale green with contrasting work tops. Integrated appliances including fridge/freezer, washing machine, dishwasher, electric oven, induction hob and microwave. Single stainless steel sink with mixer tap and drainer. Cupboard housing 'Glow worm' combination boiler. Laminate flooring. Serving hatch to dining area. Double glazed windows to front plus side door to the garden.

### **CLOAKROOM:**

Compact under stairs cloakroom comprising a low flush WC and wash, hand basin.

### **SITTING ROOM:**

A large and airy room with designated dining area at one end, and the sitting room at the other. Laminate flooring. Radiators x 2. Double glazed windows and French doors leading to rear garden.

### **FIRST FLOOR LANDING:**

Carpeted landing with loft hatch and stairwell window allowing ample natural light. Doors to:

### **BEDROOM 1:**

A large double bedroom over-looking rear garden. Fitted carpet. Radiator.

### **BEDROOM 2:**

A large double bedroom situated to the front of the house with double glazed windows. Fitted carpet and radiator.

### **BEDROOM 3:**

A third double bedroom situated to the rear of the house over-looking the garden. Fitted carpet and radiator.

### **BATHROOM:**

A large family bath/shower room comprising bath, separate shower cubicle, low flush WC and wash hand basin. Storage cupboard. Part tiled and vinyl flooring. Double glazed window to front.

### **GARDEN:**

Enclosed garden to the front creating a safe play area for children, partly laid to lawn and block paved. Side access to the rear garden which is low maintenance with raised beds, paved area and faux grass.

### **DRIVEWAY & GARAGE:**

Block paved driveway providing off-street parking. Single garage with up and over door, electric and water. Gas meter, electricity meter and consumer unit.

### **OTHER PROPERTY INFORMATION:**

Tenure: Freehold

Council Tax Band C - 25//26 = £2268.13

EPC : Band C

Flood Risk : Very Low

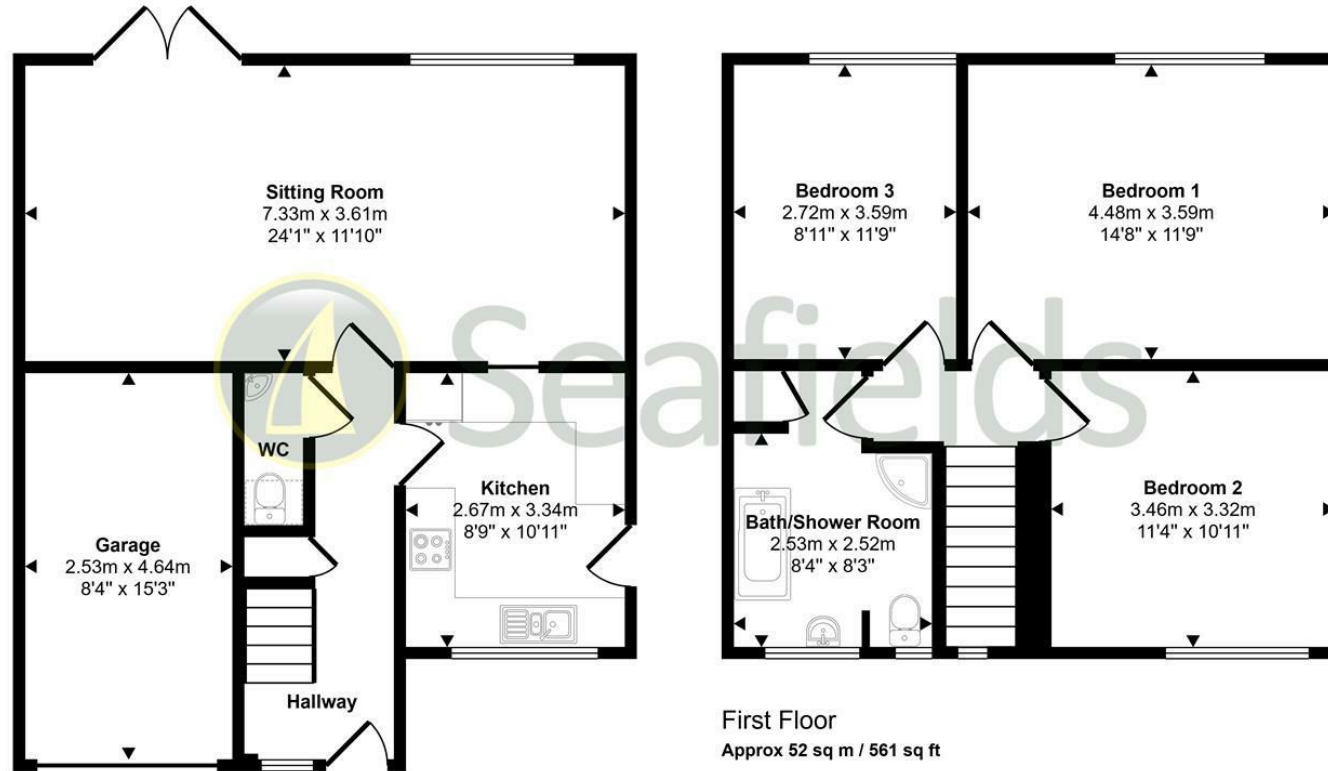
Conservation Area: No

Listed Building: No

### **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  
110 sq m / 1185 sq ft



**Ground Floor**  
Approx 58 sq m / 624 sq ft

Denotes head height below 1.5m

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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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