



Guide Price £285,000
COAST VIEW, 24 ESPLANADE, RYDE, PO33 2DZ



AN OPPORTUNITY FOR AN IDYLIC SEASIDE LIFESTYLE!

Ideally positioned on the sea front of Ryde, this original coastguard 'station' (dating back to circa 1820s) offers a delightful blend of coastal living and modern comfort - offering many original features including timber floorboards throughout and sash windows to front. As you enter, you are welcomed into an open plan sitting room that exudes warmth and character - with open plan aspect to the kitchen. There is also an additional room - ideally a dining room (but possible for use as a fourth bedroom) - with a downstairs bathroom, as well as a first floor shower room plus 3 BEDROOMS. The design allows for a seamless flow between the living area and the rest of the home, enhancing the sense of space and light. Step outside to discover a SOUTH FACING courtyard garden - a perfect spot for enjoying morning coffee or an evening drink - where there is also a large outhouse incorporating a 'store' plus a utility room with plumbing for washing machine! The cottage is just moments away from the vibrant town centre, cafes and restaurants, as well as STUNNING BEACHES and Island/mainland travel links. It is not just a home; it is a lifestyle choice, providing such great convenience. Whether you are looking for a permanent residence or a holiday getaway, this home is a rare find that promises to enchant all who visit. Don't miss the chance to make this delightful CHAIN FREE seaside retreat your own.

ACCOMMODATION:

Part glazed entrance door (accessed from the Esplanade) to:

SITTING ROOM:

A dual aspect charming sitting room with open plan arrangement into kitchen. Timber flooring. Original floor void with pull up access door. An attractive fireplace housing inset 'Charnwood' log burner with tiled hearth and timber sleeper mantelpiece. Radiator. Small cupboard housing gas meter. Open aspect to kitchen and inner hall.

KITCHEN:

Fitted kitchen comprising good range of cupboard and drawer units with painted solid Oak doors and work tops incorporating an inset Butler sink. Integral appliances include electric oven and hob plus a concealed under worktop fridge. Contemporary vertical radiator. Double glazed windows to side and rear over-looking courtyard garden.

This room flows seamlessly into an inner hall area with doors to dining room and downstairs bathroom, carpeted stairs leading to first floor and timber stable doors to rear porch.

DINING ROOM/BEDROOM 4:

A versatile room with sash window to front (with views towards the Solent). Radiator. Timber flooring. Feature fireplace. Recessed cupboard housing consumer unit and electric meter.

DOWNSTAIRS BATHROOM:

Fully tiled bathroom comprising suite of oval bath, corner wash hand basin and w.c. Wall cupboard housing Worcester gas boiler. Recessed down lighters. Heated towel rail. Obscured double glazed window to rear.

REAR PORCH:

Useful area with ample space for coats and shoes plus fitted shelving. Windows to rear and sides. Solid Oak door to courtyard.

FIRST FLOOR LANDING:

Obscured window to rear. Timber flooring. High level beam 'shelf'. Doors to bedrooms and shower room.

BEDROOM 1:

Double bedroom with original fireplace, recessed cupboards and panelling, plus original

sash windows to front offering lovely outlook over the Solent, Pier and mainland beyond. Timber flooring. Radiator.

BEDROOM 2:

Another double bedroom with original fireplace and sash window offering more lovely sea views. Radiator. Timber flooring.

BEDROOM 3:

A single bedroom with double glazed window to rear. Radiator. Timber flooring. Access to very large boarded loft with lighting and electrics, with fitted loft ladder.

SHOWER ROOM:

Suite comprising tiled shower cubicle, wash hand basin and w.c. Tiled flooring. Extractor. Recessed down lighter.

OUTSIDE:

There is an enclosed south-facing courtyard providing ideal space for al fresco dining/relaxing. A deep recess houses a large outhouse divided into two: (a) Utility Room providing plumbing for washing machine; (b) Shed - ideal for beach gear etc. There is rear gated access to Nelson Lane.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Conservation Area: Yes

Listed Building: No

Council Tax Band: C

EPC Rating: D

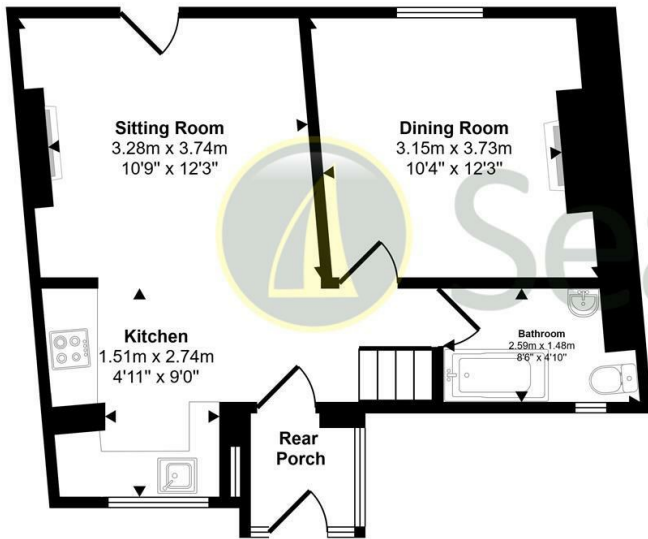
Flood Risk: Low

Sellers' Situation: Chain Free. Owned cottage for 20 years - as a home, plus a profitable holiday let and long term let.

DISCLAIMER:

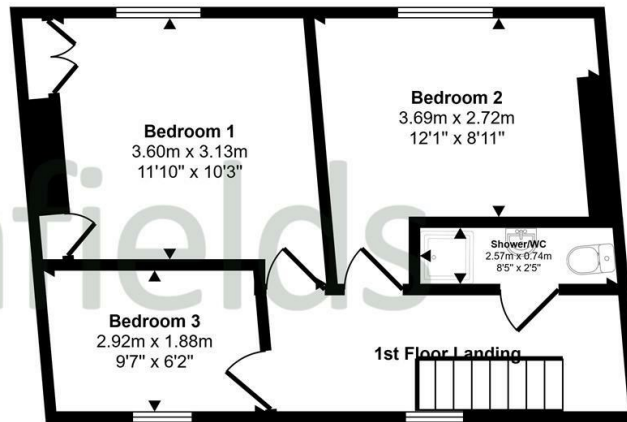
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
82 sq m / 885 sq ft

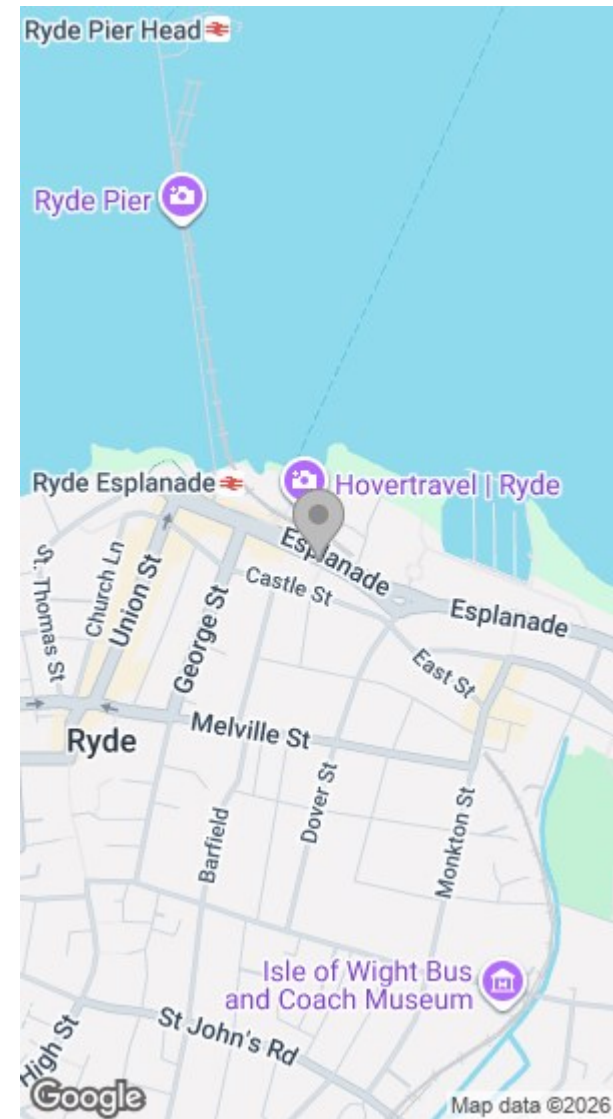


Ground Floor
Approx 43 sq m / 461 sq ft

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.



First Floor
Approx 39 sq m / 424 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC	61

