



Guide Price £895,000  
RIBBLESDALE, BLUETT AVENUE, SEAVIEW, PO34 5HE





## A FABULOUS SEASIDE LOCATION MOMENTS FROM SEA SHORE!

Welcome to Ribblesdale - a most charming semi-detached 5 BEDROOM 2 BATHROOM family home offering a RARE OPPORTUNITY to acquire a home which has been enjoyed by the same family for over 60 years!! Set within a large plot in the ever sought after Bluett Avenue and offering such great potential - another bonus is its fabulous SOUTH-FACING GARDEN. The property is so ideally located just yards from the slipway, beautiful beaches and Yacht Club, and a short stroll away from village amenities, shops, art galleries, eateries and wonderful coastal walkways. The accommodation offers a charming front sitting room, airy and bright dining room, separate kitchen and large utility room (ideal washing/drying space for beach/sailing gear), as well as a ground floor bedroom, wet room and w.c. There are 4 first floor bedrooms plus a bathroom and further w.c. Further benefits include double glazing throughout, electric heating, some sea glimpses plus a large car/boat PARKING BAY. The BEAUTIFUL GARDEN - an ideal spot for al fresco dining/entertaining - also includes a WORKSHOP plus BEACH STORE. Ryde town amenities plus fast speed hover/catamaran links are less than 10 minutes' drive away - offering easy mainland commuting. A delightful primary or second home on which one could 'put their own stamp' and enjoy an idyllic seaside lifestyle. NO ONWARD CHAIN.

### ACCOMMODATION:

Entrance door into:

### HALLWAY:

A welcoming carpeted hall with stairs leading to first floor with under stairs cupboard. Coat hanging space. Storage heater. Doorway to Kitchen. Further doors to:

### SITTING ROOM:

Charming front reception room with leaded light double glazed bay window to front. Window seat with storage within. Storage heater. Feature fireplace with electric stove and timber mantle. Shelving.

### DINING ROOM:

An airy and bright dining room with ample space for dining table and chairs. Double glazed window and door leading to rear garden. Wall mounted Slimline electric heater. Hatch through to kitchen. Laminate flooring. Electric wall heater. Tiled feature fireplace with electric stove and mantle over.

### KITCHEN:

Comprising fitted cupboard and drawer units with work surface incorporating inset sink unit. Hatch through to dining room. Recessed area with space for electric cooker. Space for fridge. Double glazed door to Utility Room. Doorway to:

### UTILITY ROOM:

Large utility room with further fitted cupboard units with work surface and inset sink unit. Ceiling clothes pulley. Double glazed door to garden. Doors to Wet Room and Separate WC.

### DOWNSTAIRS W.C.:

Comprising w.c. and wall mounted wash basin. Obscured double glazed window.

### WET ROOM:

Suite comprising shower unit and wash hand basin. Non slip flooring. Vanity wash basin and w.c. Shaver light. Door to:

### BEDROOM 5:

Downstairs bedroom with double glazed leaded light window to front. Slimline electric heater. Return door to Hallway.

### FIRST FLOOR LANDING:

Carpeted landing with double glazed window to side offering ample natural light. Access to loft space. Built in airing/storage cupboards. Doors to:

### BEDROOM 1:

Large, bright double bedroom with double glazed squared bay window over-looking rear garden (with storage window seat below). Carpeted flooring. Slimline electric wall heater.

### BEDROOM 2:

Currently laid out as twin bedded room with double glazed window to front offering some sea views. Carpeted flooring. Fitted wardrobe. Low level electric slimline heater.

### BEDROOM 3:

Currently as bunk bedroom with double glazed window to front offering some sea glimpses. Carpeted flooring. Low level slimline electric wall heater.

### BEDROOM 4:

Carpeted 'box room' with room for single bed. Double glazed window to side. Electric heater.

### BATHROOM:

Comprising suite of bath with shower over and pedestal wash hand basin. Tiled splash backs. Heated towel rail. Non-slip flooring. Obscured double glazed window.

### SEPARATE W.C.:

Comprising low level w.c. and obscured double glazed window to rear.

### GARDEN:

Certainly a superb feature of Ribblesdale is its very large south-facing, enclosed rear garden. This beautifully tended garden comprises a large patio area with stone surround with an elevated large lawn with an array of mature trees plus various attractive flower and shrub beds. There is a timber workshop with light and power plus separate garden shed - providing ample space for garden/beach equipment. Gated side access leading to front where there is a border with assorted shrubs/plants.

### DRIVEWAY:

A deep/wide driveway provides good off-street parking space for dinghies/cars.

### TENURE:

Freehold

### OTHER PROPERTY FACTS:

Construction: Standard 1930s.

Conservation Area: No

Listed Building: No

Council Tax Band: E

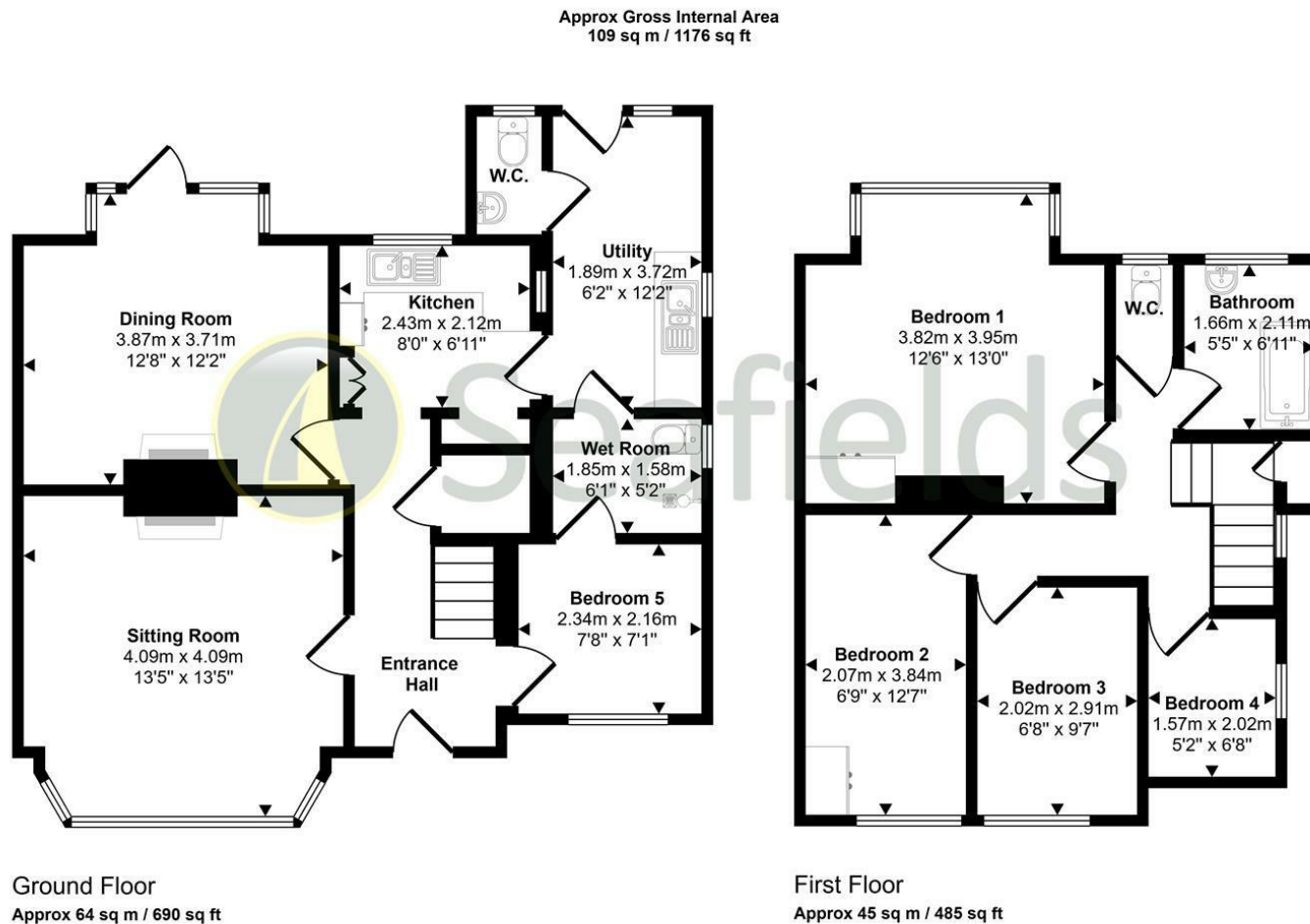
EPC Rating: Tbc

Flood Risk: Very Low

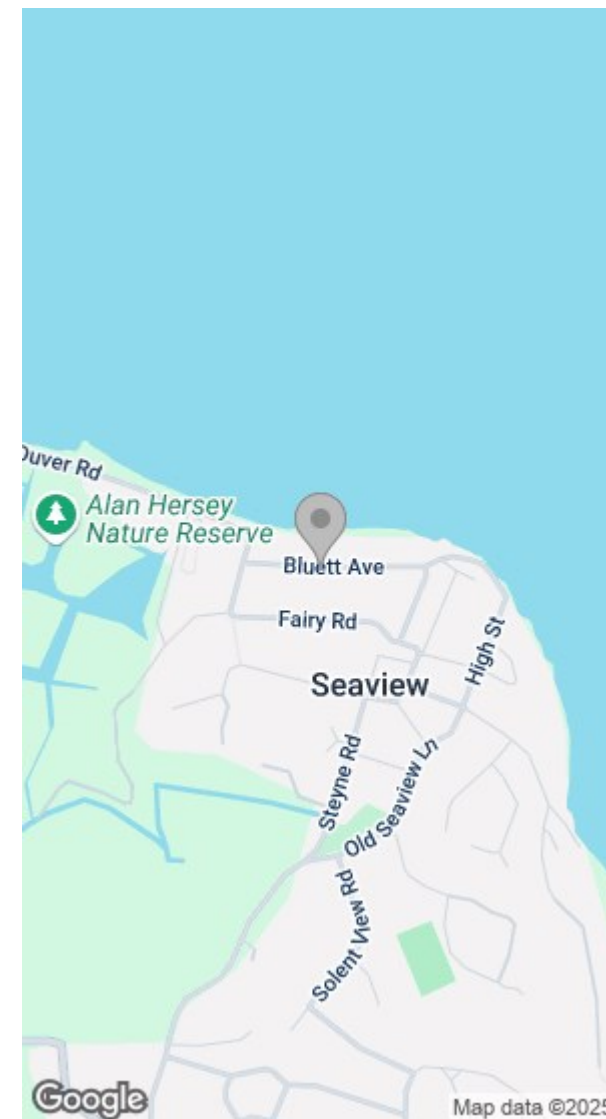
Sellers' Situation: Chain Free

### 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.



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 <small>EU Directive 2002/91/EC</small>			England & Wales <small>EU Directive 2002/91/EC</small>		



