



£349,000

8 PAVILION RISE EAST HILL ROAD, RYDE, IOW, PO33 1PA



Seafields

## A GREAT FAMILY HOME IN A MOST SOUGHT AFTER SETTING!

A truly impressive, surprisingly spacious 4 BEDROOM 3 STOREY town house located in a tucked away position yet close to Appley Park, the sea front and wonderful beaches, as well as just a stroll from the town amenities and passenger ferry mainland links. The immaculately presented accommodation comprises superbly proportioned open plan living including a smart kitchen and sitting/dining area, with the upper floors offering 4 bedrooms - one with en suite and superb SEA VIEWS - plus a family bathroom. Added benefits include gas central heating, double glazing, and a good sized deck/patio garden with storage shed. For those seeking space, convenience and very comfortable living, this home really must be seen to be appreciated.

### ACCOMMODATION:

Partially double glazed entrance door to:

### HALLWAY:

Welcoming hallway with tiled flooring and carpeted stairs (with storage below) to first floor. Deep storage cupboard with fitted shelving and lighting. Radiator. High level fuse box. Door to:

### OPEN PLAN LIVING:

31'9 x 14'6 max (9.68m x 4.42m max)

A most impressive open plan room comprising:

### Kitchen:

15'5 x 8'4 (4.70m x 2.54m)

Light modern kitchen comprising a range of cupboard and drawer units with contrasting worksurfaces over. Inset 1.5 bowl sink unit. Integrated 4 ring gas hob with double electric fan/convention oven below and extractor hood. Space and plumbing for washing machine and tall fridge/freezer. Tiled splash backs and flooring. Wall mounted Halstead gas boiler. Double glazed window to front. Open aspect to:

### SITTING/DINING ROOM:

16'4 x 14'6 (4.98m x 4.42m)

Beautifully spacious living area with continuation of tiled flooring. Double glazed door and window to rear garden. Radiator. Television aerial and telephone sockets.

### FIRST FLOOR LANDING:

Carpeted landing with stairs to second floor. Deep airing cupboard with hot water tank and slatted shelving. Double glazed window to front. Doors to:

### BEDROOM 3:

14'6 x 13'8 (4.42m x 4.17m)

Superbly spacious double bedroom with double glazed window to rear offering sea glimpses. Carpeted flooring. television aerial and telephone points. Radiator.

### BEDROOM 4:

10'4 x 8'4 (3.15m x 2.54m)

Bright double bedroom with double glazed window to front. Carpeted flooring. Radiator.

### FAMILY BATHROOM:

8'4 x 6'2 (2.54m x 1.88m)

White suite comprising a panelled bath with mixer shower head, pedestal wash hand basin with light and shaver point above, and low level w.c. Tiling to principle areas. Heated towel rail. Wood effect vinyl flooring. Extractor fan.

### SECOND FLOOR LANDING:

Carpeted landing with access to the boarded loft which has lighting. Radiator. Doors to:

### BEDROOM 1:

13'4 x 12'4 (4.06m x 3.76m)

Another very generous double bedroom with double glazed window to rear offering far reaching SEA VIEWS. Full-width built-in wardrobes with sliding doors offering ample storage. Carpeted flooring. Radiator. Door to:

### EN SUITE SHOWER ROOM:

7'9 x 3'10 (2.36m x 1.17m)

White suite comprising a large shower cubicle, pedestal wash hand basin with mirrored bathroom cabinet and light plus shaver point, and low level w.c. Heated towel rail. Wood effect vinyl flooring. Extractor fan.

### BEDROOM 2:

14'5 x 13'2 max (4.39m x 4.01m max)

Large and bright double bedroom with double glazed window to front. Carpeted flooring. Radiator.

### GARDEN:

To the front is a small open garden, laid to lawn, with stepping stones to front door and various shrubs.

The smart, fence enclosed rear garden comprises a split-level courtyard, with raised wooden deck and balustrade, perfect for dining al fresco, and paved patio area with wooden garden shed. Outside lighting. Gated access to residents' car park.

### PARKING:

One allocated parking space, plus access to additional visitors' spaces.

### TENURE & COUNCIL TAX BAND:

FREEHOLD with an annual contribution of £200 to the management company for the maintenance of the drive, car park, lighting and liability insurance.

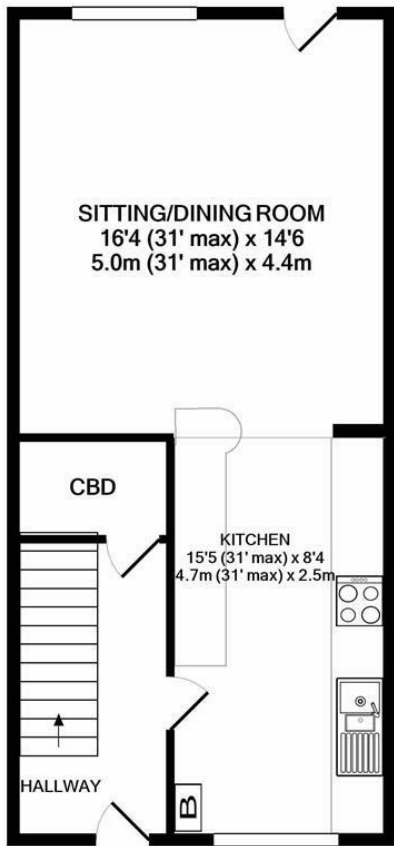
COUNCIL TAX band: D

### DIRECTIONS:

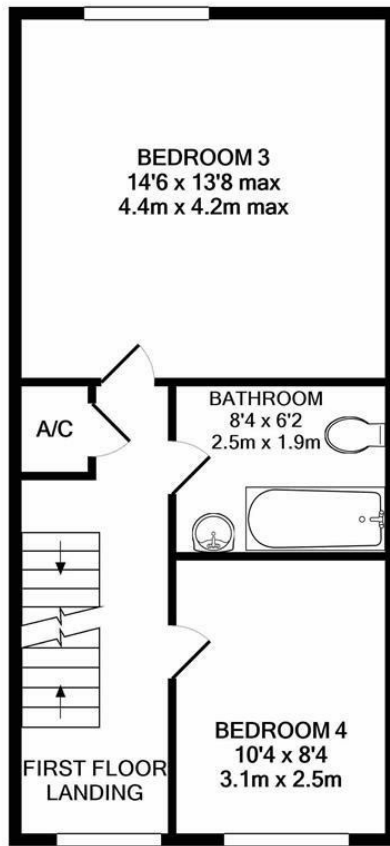
From our Ryde office, continue down Union Street and turn right onto The Esplanade, continuing along the full length to the end of The Esplanade and following the road into East Hill Road. Take the second junction on the left into Pavilion Rise and No 8 is half way up on the left hand side.

### DISCLAIMER:

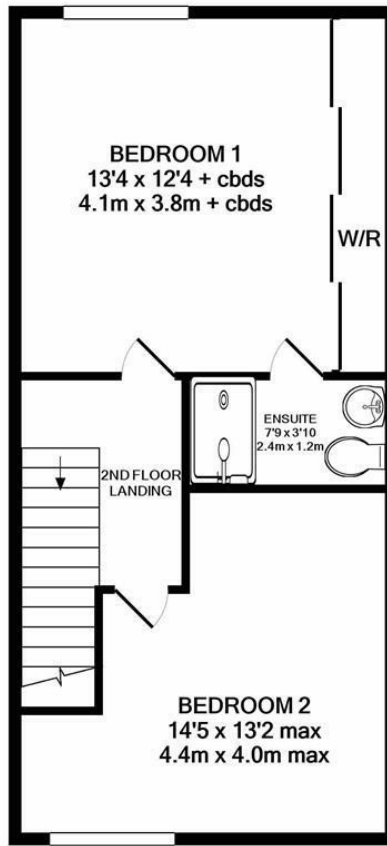
Floor plan and measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in the details are to be relied upon as statements of fact.



GROUND FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1377 SQ.FT. (128.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021



Energy Efficiency Rating	
Current	Potential
74	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

