



£265,000

50A SPENCER ROAD, RYDE, ISLE OF WIGHT, PO33 3AD

- Ground Floor Grade II Listed Garden Apartment
- 2 Double Bedrooms
- Many Original Features
- Separate Private Entrance
- Full Width Balcony with Solent Views
- Garage with Parking

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Hose Rhodes Dickson are delighted to offer this beautiful ground floor, grade II listed garden apartment which is CHAIN FREE. Tastefully finished throughout and retaining the charm of a bygone era, many original features still remain yet all benefitting from modern cosy living. Set in the very popular area of Spencer Road the apartment boasts sea views from the balcony off of the living room and kitchen/diner, which is for the sole use of this apartment, where the activity of the Solent can be admired and enjoyed. The Living room has a beautiful open fireplace which is a great place to relax and appreciate the views. The apartment is gas centrally heated and the radiators are of the cast iron, floor standing range which really gives this period apartment a real sense of how life used to be. Ryde town centre is a short walk away and has some of the best restaurants and bars the island has to offer as well as exceptional travel links to both the rest of the island and the mainland. We anticipate a lot of interest on this property and early viewing is advised to avoid disappointment.

**OPEN STORM PORCH** Windows to both sides with shelving. Private front entry door to:-

**ENTRANCE HALL** A lovely welcoming hallway with your gaze being drawn straight through the lounge towards the Solent. Floor to ceiling storage cupboard. Small cupboard housing the electric consumer unit. Space for cloaks hanging. Decorative arch, deep skirting boards, dado rail and coving. Radiator.

**LIVING ROOM** 14' 3" x 18' 0" (4.34m x 5.49m) An exceptional room with wooden floorboards. Two sets of French doors with original wooden shutters opening out to the full width solid slate balcony affording Solent views towards the mainland. Feature open fireplace with cast iron grate, marble surround with tiled inserts and hearth. Large bevelled glass mantle mirror. Beautiful crystal and glass chandelier. Book shelf. Deep skirting boards, coved and textured ceiling. Telephone and television points. Two cast iron radiators.

**KITCHEN/DINER** 14' 3" x 11' 11" (4.34m x 3.63m) French doors with original wooden shutters opening onto the full width slate balcony affording Solent views towards the mainland beyond. Fitted with a matching range of wall, base and drawer units with contrasting work surfaces over and tiled surrounds. Single drainer stainless steel sink unit. Canon gas oven, Hoover washing machine and concealed tumble dryer. Space for standing fridge freezer. 'Vaillant' wall mounted gas fired boiler located in the corner cupboard. Deep skirting boards, coved and textured ceiling. Tiled effect laminate flooring. Built-in corner wooden cabinet. Cast iron radiator. Door to lounge.

**BEDROOM 1** 18' 10" x 12' 7" (5.74m x 3.84m) A sizeable bedroom, enjoying a bright and sunny dual aspect with sash windows to the south and east affording Solent views. Original wooden shutters. Window seat style storage cupboard. Feature polished slate fireplace with marble surround. Victorian wardrobe and double bed. Large cast iron radiator. Deep skirting boards, coved and texture ceiling. Telephone point.

**BEDROOM 2** 10' 8" x 12' 1" (3.25m x 3.68m) A double room with sash window to the south facing front with original wooden shutters. Cast iron radiator. Deep skirting boards and coving.

**BATHROOM** Comprising panelled bath, washbasin and WC. Tiled surrounds. Obscure window to the rear. Cast iron radiator. Doorway through to large storage cupboard.

**CLOAKROOM** Comprising wash hand basin with tiled splash-backs and WC. Cast iron radiator.

**BALCONY** Solid slate balcony runs the full length of the building enjoying lovely views of the Solent towards the mainland beyond. Access via the lounge and kitchen/diner with three sets of French doors.

**HEATING** A 'Vaillant' gas fired boiler, located in the kitchen provides domestic hot water and central heating via cast iron radiators. Open fireplace in the living room.

**OUTSIDE** To the front there is a pretty south facing garden with established shrubs and plants. Private seating area. At the rear of the building, accessed via Augusta Road there is a GARAGE measuring approximately 8'11" x 18'1" with up and over door. The garage also had a new flat roof in 2015 and painted front door with new spring mechanism and side supports summer 2016.

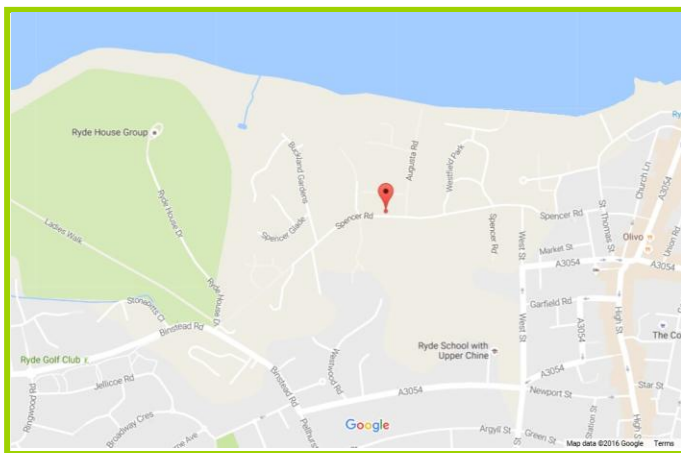
**NB** All exterior wood, windows and French doors, balcony railings were professionally painted in summer 2016. New slate roof to the building was installed approximately 10 years ago. A small annual fee is paid to 'Pelham Fields Association' to access a private sea gate to the beach.

**Council Tax Band:** B



## Where to find the property

50a Spencer Road, Ryde, Isle Of Wight, PO33 3AD



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

## Ground Floor



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