

# 33 Brigstocke Terrace

St Thomas Street, Ryde, PO33 2PD



A completely renovated ground floor apartment, which comes complete with its own courtyard terrace and private entrance, and is located just moments away from sandy beaches, mainland travel links, and Ryde town centre.

- Spacious two-bedroom ground floor apartment
- Renovated and upgraded to a high standard throughout
- Private entrance with level access from car park
- Parking available in a residents car park
- Shops, beaches, and mainland travel links nearby
- Well-maintained Grade II listed Georgian landmark building
- Highly sought-after location in Ryde close to amenities
- Spacious lounge-diner area and separate kitchen
- Private courtyard and access to communal gardens
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!

Search on Facebook for:

Susan Payne Property Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



This beautifully presented ground floor apartment forms part of the iconic Brigstocke Terrace and boasts a spacious living area and characterful features which include original sash windows and period-style panel doors that provide historical charm. Recent upgrades made by the current owners include new plumbing, new kitchen, new heating system, LED lighting and fresh decoration and flooring throughout, creating a wonderful opportunity for a new owner. Residents benefit from parking in the allocated car park and there are also delightful communal gardens to enjoy. Conveniently located on the ground floor of this impressive building, apartment number 33 includes a private courtyard terrace and its own dedicated entrance which provides easy accessibility.

Built circa 1830, this prestigious Georgian residence has been a landmark for passing seafarers on The Solent for nearly 200 years, and is set in an enviable position offering a convenient and blissful coastal lifestyle. Spectacular beaches are within easy walking distance and the bustling town centre is also nearby which enjoys a selection of boutique shops, a superb choice of eateries, seaside entertainment, and a local cinema. Brigstocke Terrace is also situated in an excellent position for foot passenger ferry travel services from Ryde seafront to Portsmouth and Southsea, and the Fishbourne to Portsmouth car ferry service is only 3.2 miles away. Regular transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated along Ryde Esplanade.

Accommodation is conveniently arranged and consists of a generous lounge/diner which leads to bedroom two, and an inner hall which leads to bedroom one, to the bathroom and to the kitchen, which has access to the courtyard terrace.

### **Welcome to 33 Brigstocke Terrace**

Located on the ground floor, apartment number 33 enjoys a private multi-pane glazed entrance door in the immaculately presented Georgian façade of the terrace, which has a useful fan light over and opens to the generous lounge/diner. An additional entrance is through a glazed kitchen door which is accessed via the courtyard terrace to the rear.

### **Open Plan Lounge Diner**

*19'9" x 15'2" ext to 22'1" (6.033 x 4.632 ext to 6.751)*

The L-shaped reception room is both spacious and versatile and is presented in an elegant neutral colour scheme complete with a plush neutral carpet. There is a chimney breast, with an ornate fireplace with a marble inset and a stone hearth, and two electric radiators which can be timer-controlled. The glazed doors provide views across the car park and neighbouring tennis club (which is also home to a fantastic café), with glimpses of The Solent beyond. Natural light combines with a pair of wall lights and three chandeliers, and there are doors to bedroom two and to the inner hall.

### **Bedroom Two**

*10'1" x 6'5" (3.090 x 1.969)*

Neatly positioned off of the living space, bedroom two, which would also make a superb study, is well-proportioned and benefits from a large sash window with views over the car park and tennis club with the sea in the distance. Bedroom two also has a central spotlight, electric radiator, fresh white walls and a neutral carpet.

### **Inner Hall**

*ext to 6'11" (ext to 2.133)*

The inner hall provides additional useful space, and has a central light, internal smoke alarm and a good-size airing cupboard, which is home to a mains-pressure hot water cylinder with shelving over to provide further storage. The hall is presented with white walls and neutral carpet, and doors lead from the hall to the lounge/diner, bedroom one, the bathroom and to the kitchen.

## **Kitchen**

14'11" x 6'5" (4.568 x 1.971)

The upgraded kitchen is a fabulous mix of floor and wall cabinets, finished in modern gloss white with contemporary handles, and complemented with solid wood worktops and chic grey Perspex splashbacks. There is a spotlight bar, under cabinet lighting, plinth lights and illuminated shelving, which combine with the white walls and the south facing glazed exterior door to create a light, bright space. Integrated appliances include an electric oven, grill and hob with a concealed hood over, a stainless-steel sink and drainer with a swan neck mixer tap, plus there is space and plumbing for a dishwasher, washing machine and plenty of space for a fridge/freezer. The kitchen features a break-glass fire alarm and heat sensor, and is finished with an electric radiator and a high-quality laminate tile floor, which has also been re-insulated under.

## **Bedroom One**

15'2" x 10'0" (4.630 x 3.052)

Bedroom one is generously proportioned and has a triple sash window which is south facing and looks over the private courtyard to the rear. There is plenty of space for a large bed and bedroom furniture, and the stylish décor continues with a soft green feature wall and neutral carpet. This bedroom also benefits from spotlighting and an electric radiator.

## **Bathroom**

6'4" x 5'9" (1.933 x 1.769)

Presented in a smart blend of sparkling laminate wall panels and contemporary grey laminate flooring, there is a central light, electric heater, heated chrome towel rail, and an access hatch to access the water meter. The bathroom has a white suite comprising a good-size corner shower, complete with standard and rainshower heads to make the most of the high mains pressure, a white vanity basin with a mixer tap, cabinets under and an illuminated mirror cabinet over, and a matching dual-flush low-level WC.

## **Outside**

Apartment 33 boasts its very own south-facing courtyard space to the rear which provides a peaceful spot to relax with a cup of tea and a good book or a place to enjoy dining al fresco on warm sunny days. This low-maintenance space has a shed and offers the opportunity to personalise with various planters, garden furniture and ornaments to add interest and vibrancy. A set of steps provides access to a communal garden area which is mainly laid to lawn with a variety of flowering shrubs and boundary hedging. There is also a delightful paved seating area where residents are welcome to relax and enjoy the peaceful environment.

A parking permit is included with the apartment which can be used in the sizable private car park to the front of the building.

This historic ground floor apartment would make a fantastic main home or investment opportunity and is also a perfect base for a seaside holiday home. An early viewing is highly recommended with the sole agent Susan Payne Property.

## **Additional Details**

Tenure: Leasehold

Lease Term: 500 years from 24th June 1972 (449 years remaining)

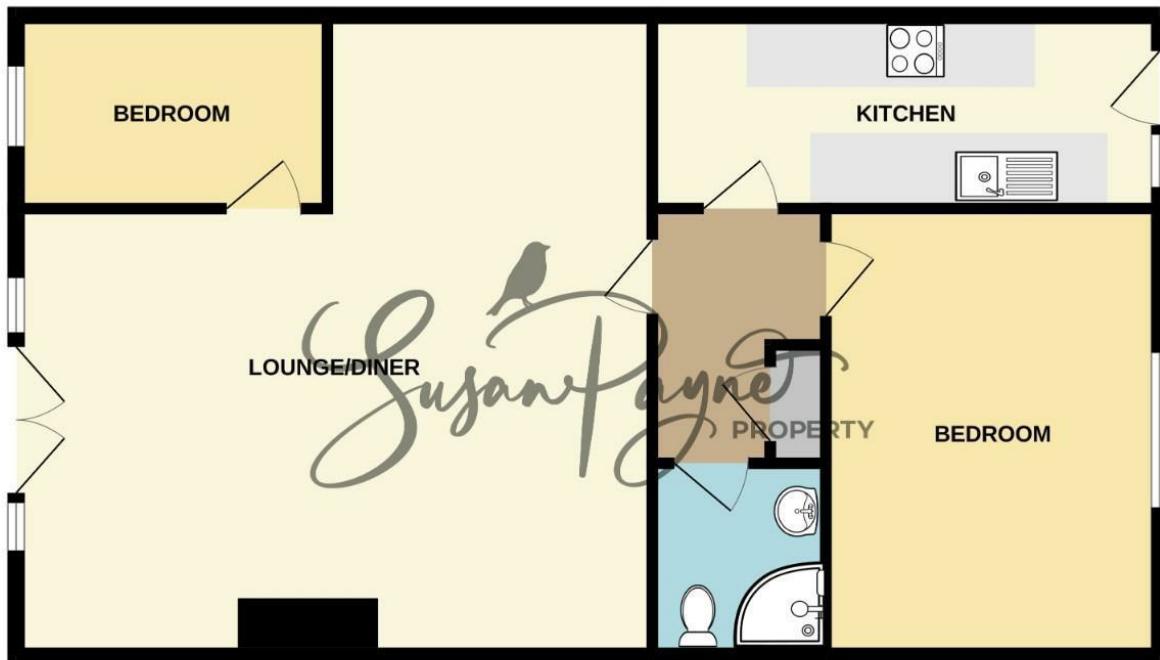
Service Charge and Ground Rent: Approx. £995.00 twice a year

Restrictions: There is a strict no pets policy and no short term holiday lettings are allowed

Council Tax Band: B

Services: Electricity, mains water and drainage

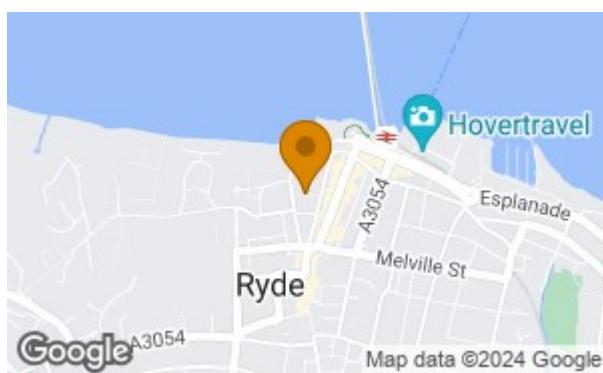
GROUND FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022



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

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

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.