



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

25, Westfield Park

Ryde, Isle of Wight PO33 3AB



£600,000
FREEHOLD



Perfectly positioned for Ryde town centre, sandy beaches and mainland travel links, this modern three-bedroom chalet-bungalow represents a rare opportunity to acquire a spacious, versatile family home in a highly sought after location.

- Modern three-bedroom detached chalet-bungalow
- Located on the desirable Westfield Park
- Ground floor bathroom plus a first floor cloakroom
- Naturally light open plan lounge-diner
- Walking distance to beaches, town centre & mainland travel
- Comes with a key code to a gated beach, located just 150m away
- Games Room and Family Snug
- Superb sea views towards Ryde Pier and the Solent beyond
- Driveway parking for multiple vehicles
- Fantastic family home or seaside holiday residence

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

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Located in this exclusive and historical area of Ryde, this charming chalet-bungalow offers spacious, well-arranged accommodation with the added benefit of a lower-ground floor garage conversion offering a versatile space with underfloor heating, currently providing a generous family snug room and a games room. Originally built in 1966, 25 Westfield Park is perfectly located in an elevated position which makes the most of the spectacular sea views across the bustling Solent and has been the subject of extensive improvements over the past ten years resulting in a contemporary family home that would also work perfectly as a seaside holiday home. An abundance of modern upgrades include the creation of a fabulous sea view balcony from the primary bedroom, a stylish kitchen and family bathroom, an open-plan living space that welcomes you into the home, and a tasteful fresh-neutral wall decor combined with high-quality flooring to create a stylish, homely feel. Additionally, the current owners have installed a smart patio terrace to the side of the property and beautiful wood-style external cladding creating an attractive coastal-inspired appearance. Outside there are delightful gardens to the front and rear of the property, and there is a sloped driveway to the side elevation which extends into the rear garden providing off-road parking for several vehicles or even a boat.

This home is the perfect base from which to enjoy some delightful walks such as blissful strolls along sandy beaches and the nearby 'Ladies Walk' woodland footpath which passes Ryde Golf Club and leads to the historical Quarr Abbey, a magnificent monastery set amongst acres of countryside with a fabulous tea room and farm shop. Nearby Ryde seafront boasts long stretches of sandy beaches with numerous seaside activities on offer such as bowling, laser quest and an open-air swimming pool. With good local primary and secondary schools nearby, there are also plenty of high street amenities within short walking distance including boutique shops and convenience stores, a superb choice of eateries and even a local cinema. Another benefit of being so close to the seafront is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.4 miles away from the property. Regular public transport connections across the island are also within easy reach with the Southern Vectis bus network and Island Line train service providing regular services for Ryde.

Upon entering from a porch, the accommodation comprises of an entrance hall which has a wide-squared opening to a lounge-diner creating a lovely semi open-plan feel between the two spaces. This ground floor level continues to a modern kitchen, and beyond the kitchen is a double bedroom and a family bathroom. A staircase from the hallway provides access to the first floor level which comprises two further double bedrooms and a cloakroom, and an additional staircase accessed via a door in the hallway leads to a lower ground-floor family snug as well as a games room.

Welcome to 25 Westfield Park

Occupying a prime position within the highly desirable Westfield Park, this attractive coastal inspired home with its colonial blue timber style cladding and charming stone brickwork, has a well-established front garden with boundary hedging and mature trees featuring a delicious eating apple tree. To the side elevation is a long, slightly sloped driveway and there is a curved pathway meandering through the front garden to an attractive entrance porch.

Porch

An attractive privacy glazed entrance door with a coordinating glazed side panel opens to the porch which has a slate-effect tiled floor and is a great space for removing coats and footwear before entering the property. Exposed brickwork has been painted in a crisp white shade and there is a window to the side aspect as well as an internal opaque glazed window to port natural light to the hallway. A round flush ceiling light is located here and a white multi-pane glazed door opens to the hallway.



Hallway

Upon stepping through the porch you are greeted by a well-presented space with a wide, square opening providing a fantastic semi open-plan feel with the lounge-diner. This space enjoys a high-quality laminate floor in a white-washed wood effect which coordinates perfectly with the light neutral wall decor and continues to the lounge-diner as well as the kitchen, providing stylish continuity throughout. Illuminated by a modern multi-pendant light fitting, this space has an open-tread wooden staircase and two four-pane glazed internal doors providing access to the kitchen and the lower ground floor snug plus games room. A telephone connection point is also located here.

Lounge-Diner

21'03 x 12'05 (6.48m x 3.78m)

Continuing through the squared arch, the lounge diner is bathed in an abundance of natural light from large triple aspect windows which offer lovely sea views from the side elevation. Warmed by a radiator, this room provides ample space to arrange a comfortable family seating area and a dining area. Also located here is a television aerial connection and two contemporary wall lights which coordinate perfectly with the hallway light fitting.

Kitchen

14'09 x 10'03 (4.50m x 3.12m)

Providing a coastal-inspired colour palette, this spacious kitchen features contemporary fitted cabinetry in a blue-grey shade with a high-shine finish and offers a good combination of cupboards and drawers complete with long brushed-steel handles. With a crisp white splashback, a dark matte countertop provides a striking contrast with the cabinets and incorporates a large, inset stainless steel sink with a swan-neck flexi tap over. Above the sink, a window to the side aspect provides sea glimpses and plenty of natural light which is complemented by a squared flush ceiling light. The kitchen benefits from a range of integrated appliances including a dishwasher, a washing machine, an electric double oven and an electric hob. Warmed by a radiator, this neutrally decorated room also provides a fitted breakfast bar that coordinates with the cabinets and there is space to position a freestanding fridge-freezer.

An open doorway continues to a small lobby area which provides access to a family bathroom and a bedroom through internal white panel doors. The white-washed wood effect laminate floor from the kitchen seamlessly flows into this space and beyond to bedroom three.

Family Bathroom

This light and airy bathroom offers a great amount of space, stylish storage solutions and beautiful finishes featuring striking stone-effect tiling with a split-face finish providing a splashback wall around the bath and hand basin area. A neutral tiled floor coordinates perfectly and provides seamless continuity by extending midway up a wall beneath an obscure glazed window to the side aspect. Fitted with a clear glass curved shower guard, a P-shaped bath has an elegant chrome mixer tap and a fabulous rainfall shower fixture above complete with an additional hand shower attachment on a slider bar. A wall-mounted rectangular hand basin is incorporated into a wood-effect vanity cabinet and there are two tall coordinating storage cabinets fitted to the wall on either side. Additional benefits of the room include a dual flush w.c with a smart cistern unit matching with the cabinetry, a circular flush ceiling light and a chrome heated towel rail to keep the room cosy.

Bedroom Three

15'11 max x 10'07 max (4.85m max x 3.23m max)

Offering a sizable double bedroom on the frown floor, this light and airy space enjoys dual aspect windows allowing for plenty of natural light which is further enhanced by the fresh white wall decor. Fitted with a ceiling light fixture, this bedroom benefits from two recessed built-in wardrobes and a radiator to provide warmth.



Family Snug and Games Room

Snug: 14'09 x 10'03 (4.50m x 3.12m)

Games Room: 14'09 x 9'07 (4.50m x 2.92m)

A wooden, white open-tread staircase from the hallway leads down to this versatile lower ground-floor room which was formerly a garage and is currently set up as a family snug and a games room which enjoy a seamless connection through a square opening. Finished with a grey stone-effect tiled floor, this spacious room provides the versatility to be utilised for multiple purposes such as a home office, a gym or a self-contained annexe, providing enough space to fit a kitchenette if required. Warmed by underfloor heating, this room has recessed spotlights and a window to the rear aspect within the snug area and a window to the side aspect within the games room. A set of glazed French doors from the games room open to the rear garden and there is an electrical consumer unit as well a regularly serviced gas-fired boiler located here.

First Floor

A wooden open-tread staircase with a matching handrail from the hallway leads to a small first floor landing where there is a light grey carpet, a ceiling light fitting and three white panel doors opening to the accommodation. Two double bedrooms and a cloakroom form the first floor of this beautiful home.

Bedroom One

16'04 x 9'04 (4.98m x 2.84m)

A fantastic bedroom where the superb sea views can be enjoyed right from the position of the bed through the large glazed sliding doors to the decked balcony. Featuring a window to the side aspect with a radiator beneath, this spacious neutrally decorated room has a light grey carpet and benefits from access to an extensive eaves storage space. A multi-shade ceiling light is also located here.

Balcony

Boasting magnificent views to Ryde Pier and the Solent as well as Portsmouth's Spinnaker Tower beyond, this fabulous decked balcony provides plenty of space to arrange outdoor seating and has structural steel railings with a sleek glass balustrade providing an uninterrupted outlook.

Bedroom Two

15'11 max x 10'11 (4.85m max x 3.33m)

With a window to the rear aspect overlooking the garden, this further double bedroom also has a light grey carpet and a neutral wall decor. A door provides access to plenty of storage space within the eaves which spans all the way to bedroom one, and there is an additional eaves storage cupboard of a smaller size. Warmed by a radiator, the room also includes a ceiling light fitting, a loft hatch and an airing cupboard which houses a hot water tank.

First Floor Cloakroom

27 x 08 (8.23m x 2.44m)

Featuring an obscure glazed window to the side aspect, this handy room provides convenient w.c facilities on the first floor and comprises a low-level w.c and a pedestal hand basin with traditional hot and cold taps in a chrome finish. This space has a fresh white wall decor, a speckled-green tiled floor and a ceiling light fitting.

Rear Garden

Accessed from either side of the property, the rear garden offers a secluded outdoor environment which is mostly laid to lawn with a hardstanding area offering a perfect seating spot just outside the French doors to the games room. The garden features a range of mature trees, shrubs and hedging and there is a delightful elevated seating terrace to the side elevation providing a private space enclosed with decorative trellis screening.

**Parking**

A slightly sloped driveway to the side of the property extends into the rear garden providing for multiple vehicles or even a boat.

This charming, coastal property presents a fantastic opportunity to acquire a modern three-bedroom seaside home located in a highly desirable location in Ryde. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Information

Tenure: Freehold

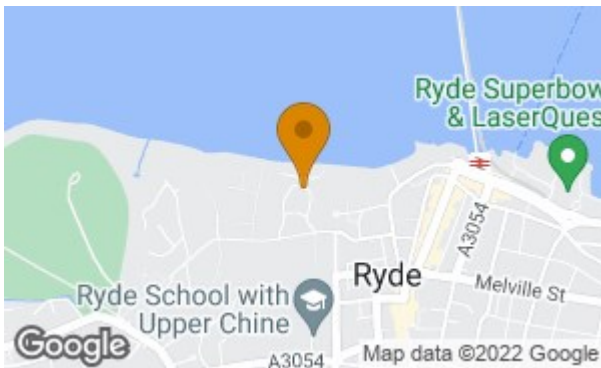
Council Tax Band: E

Services: Mains water and drainage, electricity, gas central heating.

This property includes access to a private gated slipway to the beach, exclusively for Westfield Park residents which is on a key coded lock.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
 Plan produced using PlanUp.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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