



The Penthouse

5, Brook House, Rufflers Way, Binstead, Isle of Wight PO33 3LX



This fabulous penthouse apartment offers well-arranged accommodation with fresh, neutral interiors and is perfectly located just a short stroll from rural walks, beautiful beaches and village amenities.

- Two/Three-bedroom, two-bathroom top-floor penthouse
- Electric heating and double-glazed windows
- First-floor entrance hall with a private landing
- Private parking space plus visitor parking
- Close to local amenities and mainland travel links
- Newly redecorated in a soft, neutral scheme
- Versatile accommodation with configuration options
- New floor coverings, and updated kitchen and bathrooms
- Characterful vaulted ceilings and a bright ambience
- Offered for sale chain-free and ready to move into

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

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Brook House is a well-presented purpose-built residence constructed in the late 1990s on the site of the former Brook House Country Club, and offers a fantastic opportunity for anyone wishing to own a low-maintenance home set in this popular village. Number 5 is a spacious well-arranged top-floor penthouse apartment which benefits from double glazing and electric heating, and has been freshly decorated in a stylish, neutral scheme throughout including new floor coverings, providing a perfect blank canvas for a new owner to move straight into. Accommodation comprises a communal entrance hall and staircase to the first floor, a private staircase to the second floor, complete with a spacious landing, an inner hall, three double bedrooms, one of which is ensuite, a good-size lounge/diner, an updated kitchen and a family bathroom. The versatile floorplan and generous room sizes provide the opportunity to be configured in a number of ways.

This beautiful home is situated within walking distance of the popular seaside town of Ryde, which boasts expansive sandy beaches, independent boutique shops and an exciting range of restaurants and bars. Brook House is also within easy reach of the well-regarded Ryde School and also the local golf club, and Binstead village is well serviced by a Post Office and general store as well as a family-friendly pub. The local community centre and Ofsted rated 'good' primary school, are situated nearby, as well as a recreational field and children's park. Conveniently positioned between Ryde and Fishbourne, the property is ideally located for mainland travel links, with a high-speed foot passenger service just a ten-minute drive away and a regular car ferry service just 2.2 miles away. Providing good connectivity to many Island-wide amenities, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

Welcome to The Penthouse

Accessed from the popular Rufflers Way, an expansive gravel car park provides resident and visitor parking, and leads to the smart yellow-brick façade of Brook House. A door leads into a well-presented communal hall, with a staircase leading up to the front door of the Apartment.

Entrance Hall & Landing

The private entrance hall has fresh, neutral décor, a window to the rear aspect, a built-in coats cupboard, and a staircase to the landing. The landing is a wonderful bonus space, with a white balustrade and plenty of space for additional storage or to create a reading or study area. From the landing a door leads to the inner hall.

Inner Hall

The neutral décor and new carpet continues into the inner hall, which is central to the apartment and has doors to all rooms.

Lounge/Diner

Spacious and light, the lounge/diner features two dormer style windows with views across to the neighbouring trees. There is plenty of space for both lounge and dining furniture, and the neutral décor continues.

Kitchen

The recently updated kitchen features characterful vaulted ceilings, with a dormer window adding light and providing a nice view. The kitchen comprises a mix of base and wall cabinets, arranged to make the most of the available space, with modern, glossy white doors complemented with tiled splashbacks, dark laminate worktops and a neutral vinyl floor. The kitchen also has a built-in oven, hob and extractor hood, an inset sink and drainer with a contemporary mixer tap, and space for a fridge and washing machine.

Bedroom One

The primary bedroom is a good-size, with semi-vaulted ceiling, a dormer window which fills the room with light, and fresh, neutral décor. A door leads to the ensuite.



Ensuite

Perfectly proportioned, the ensuite features a contemporary vanity unit, with a sleek basin top, a mixer tap, storage under and a fitted mirror over. To one end of the room, a large shower has a modern, dark surround and the ensuite also benefits from a dual-flush low-level WC.

Bedroom Two

The large second bedroom, which could also be utilised as a luxuriously proportioned second reception room if required, has a characterful vaulted ceiling, neutral décor and a window to one end of the room.

Bedroom Three

Another spacious room, bedroom three is also full of character, with neutral décor, a vaulted ceiling and a window to one end with a lovely green outlook.

Bathroom

The recently updated bathroom is well proportioned, and features a full size bath, complete with a tiled surround, a modern shower over and a sleek glass shower screen. There is a new vanity unit, presented in a stylish combination of wood cabinets, a white basin and a mixer tap over, plus a tiled splashback, and the bathroom also features a dual-flush low-level WC and a built-in airing cupboard.

Outside

The gravel parking area provides an allocated space for the Penthouse, plus plenty of room for visitor parking, and there is also a useful bin storage area tucked away to one corner.

The Penthouse presents a fabulous opportunity to purchase a spacious, characterful, low-maintenance top-floor apartment, presented to a good standard throughout, and offered for sale chain free and ready to move into. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

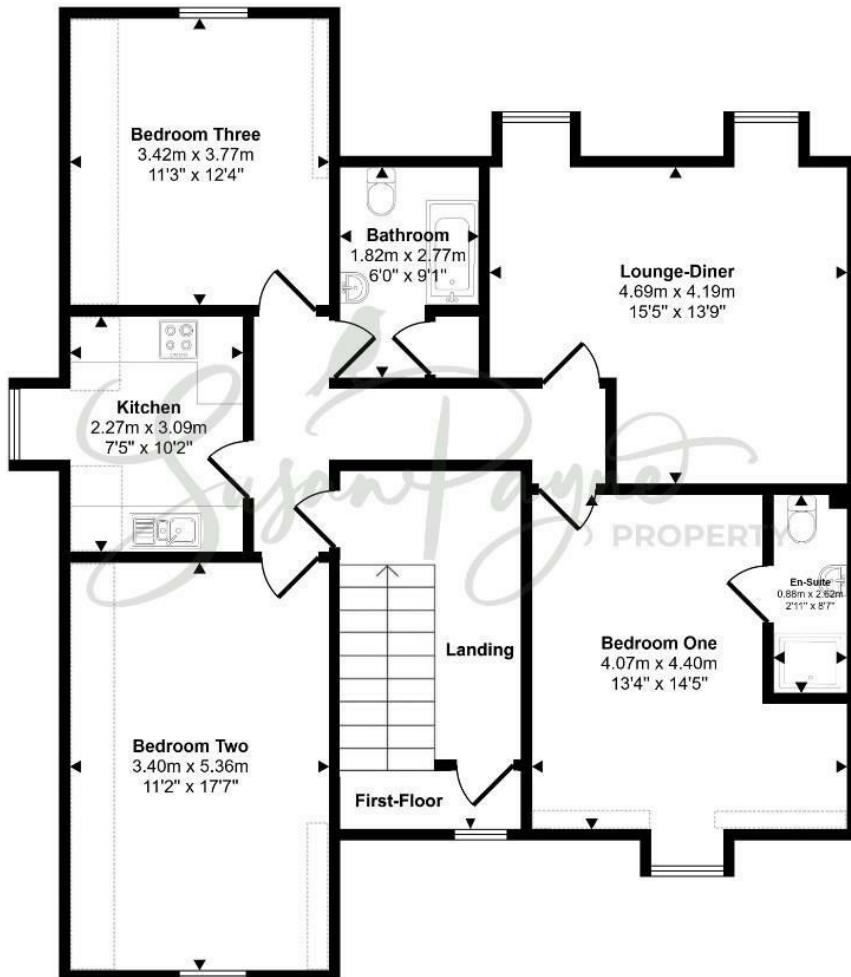
Tenure: Leasehold

Lease Term: 125 Years from 25 December 1996 (97 years remaining)

Service Charge: £420.00/6 months

Council Tax Band: C (Approx £2,163.27 for 2024/25)

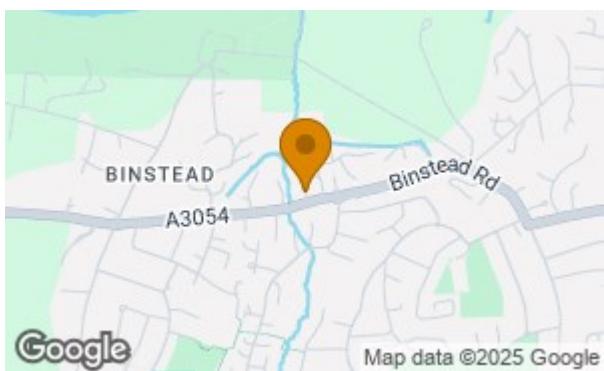
Services: Mains water, electricity and drainage



Floorplan

 Denotes head height below 1.5m

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		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Agent Notes:

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