

# 4 Westfield Park House

Spencer Road, Ryde, PO33 3AB

**£185,000**  
LEASEHOLD



Conveniently positioned for the town, sandy beaches and travel links, this beautiful one-bedroom apartment offers a private entrance, parking, and a communal grounds.

- \* Viewing strictly by appointment only \*
- Off-street parking for residents
- Private entrance and communal grounds
- Convenient location for town, beaches, and ferry links
- Neutrally decorated throughout
- Sought after location in Ryde
- Beautiful, historic property
- Private access to the beach via gated slipway
- Fantastic opportunity for first time buyer or investment
- Lower-ground floor, one-bedroom apartment

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

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Westfield Park House was originally constructed in 1811 by the 2nd Earl Spencer. The property has a rich history, becoming home to the French Royal family for a time, with regular visitors including Queen Victoria, and has in more recent years been divided into a number of exclusive coastal apartments, all retaining the period character of the original building which is surrounded by well maintained and presented communal gardens. The accommodation comprises an entrance porch leading to the bathroom, lounge-diner, bedroom, and the kitchen which has access to the courtyard.

This apartment is the perfect base from which to enjoy some delightful walks, including strolls along the esplanade 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. Nearby, Ryde seafront boasts long stretches of sandy beaches with numerous seaside activities on offer, and there are good local primary and secondary schools nearby. Plenty of high street amenities are within short walking distance, including boutique shops and convenience stores, a superb choice of eateries and 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 to/from Ryde.

#### **Welcome to 4, Westfield Park House**

Accessed from the desirable Westfield Park is the communal parking area providing resident parking, plus leading down to the private courtyard where the door to the property can be found. A second entrance is located to the rear of the building.

#### **Porch**

*6'02 x 4'04 (1.88m x 1.32m)*

Accessed from the rear of the property is this handy porch space which provides entry to the property. The space leads to the bathroom and the lounge-diner.

#### **Bathroom**

*10'6 x 4'02 (3.20m x 1.27m)*

Equipped with a w.c, hand basin, and a bath with a shower over, the space also includes a cupboard with the immersion tank, and an illuminated mirror. The space is neutrally tiled.

#### **Lounge-Diner**

*19'02 x 13'04 (5.84m x 4.06m)*

A small step up into the lounge opens out with period features including an exposed beam. With space for living and dining furniture, this naturally light room boasts sea views and leads to the bedroom and kitchen.

#### **Bedroom**

*14'01 max x 12'08 (4.29m max x 3.86m)*

This lovely double bedroom offers fantastic, fitted wardrobes, and two windows to the rear aspect.

#### **Kitchen**

*13'02 x 7'06 (4.01m x 2.29m)*

A corridor connects the kitchen with the lounge diner and provides fitted cupboards to one side. The galley style kitchen offers plenty of storage as well as a composite sink and drainer, electric oven and hobs, plus a stable door out to the private courtyard. There is space for a washing machine plus an integrated fridge freezer.



### **Communal Gardens and Parking**

There are communal lawns, and a communal courtyard to the rear of the apartment. Parking is provided in an expansive residents parking area. Residents also benefit from direct beach access via a gated slipway at the bottom of Westfield Park.

4 Westfield Park House presents an enviable opportunity to purchase a lovely one-bedroom apartment, set within a historical building within an extremely sought-after area.

### **Additional Details**

Tenure: Leasehold

Lease Term: 999 years from 1965 (940 years remaining)

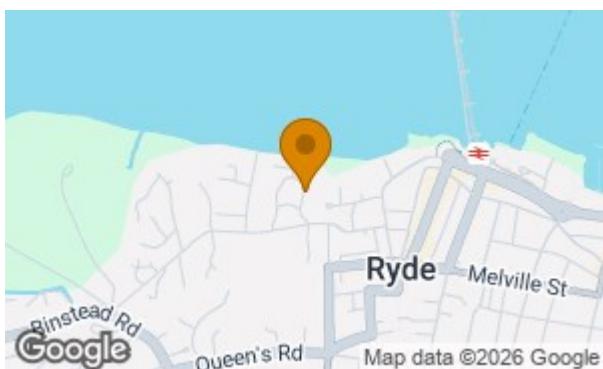
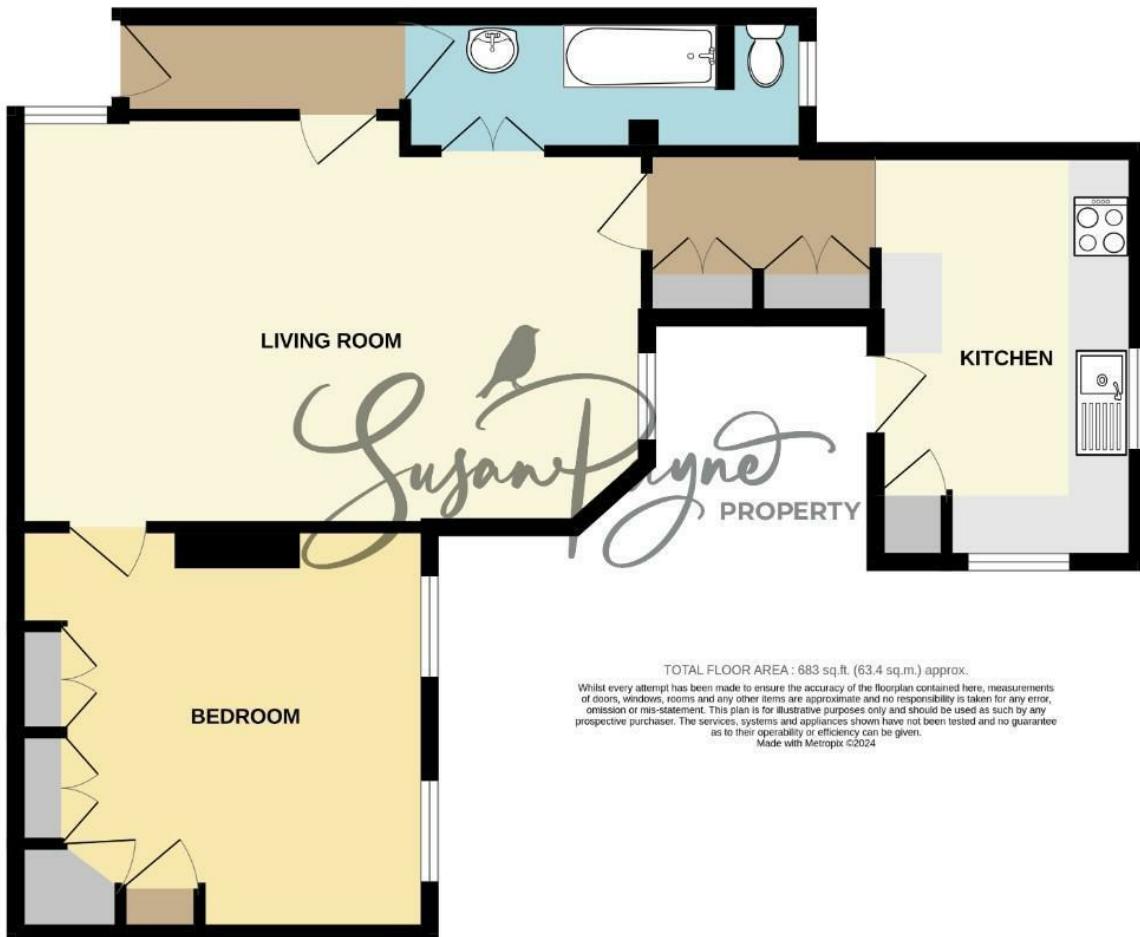
Ground Rent: £10 per annum

Maintenance Charge: £150 per calendar month

Council Tax Band: B

Services: Mains water, electricity, drainage

GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



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:

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