



Guide Price £299,950
6 VICTORIA LODGE, ST. THOMAS STREET, RYDE, PO33 2DL

 **Seafields**

AMAZING OPPORTUNITY TO ENJOY A LUXURIOUS SEASIDE LIFESTYLE!

A MOST IMPRESSIVE second floor apartment offering exceptional coastal living with breathtaking **SEA VIEWS**, taking in the golden sands, Solent, Spinnaker Tower and mainland beyond. Located within the attractive 1800's period Victoria Lodge on Ryde's sea front - the property is so convenient for the host of Ryde amenities including restaurants/bars, marina, rowing club and shopping centre. The immaculate accommodation offers an inviting entrance hall leading to the dual aspect sitting room, large quality kitchen, 2 **DOUBLE BEDROOMS** (both with fitted wardrobes) and luxury shower room. Offering beautiful presentation with neutral decor throughout, further benefits include uPVC double glazed **SASH WINDOWS**, heating via radiators, large **PRIVATE BALCONY** - the perfect spot to relax and watch the busy Solent scene - plus an allocated **PARKING SPACE** adjacent to Victoria Lodge. Situated just moments away from fast speed passenger ferry links to Portsmouth/Southsea, this home is ideal for those who wish to enjoy the tranquillity of island life while maintaining easy access to the bustling mainland. Whether you are looking for a permanent residence or a holiday retreat, this property promises a lifestyle of comfort and seaside enjoyment. Offered as **CHAIN FREE**.

ACCOMMODATION:

Accessed via St Thomas Street, an attractive entrance door leads to the beautifully maintained large grand communal hallway with Victorian tiled flooring and ornate balustrade. Stairs leading to the second floor. Private entrance door into:

HALLWAY:

A large welcoming, carpeted hallway with telephone entrance system. Radiator. High level cupboard housing electric meter and consumer unit. Doors to:

KITCHEN:

A large, bright kitchen comprising quality range of pale grey gloss cupboard and drawer units with contrasting white Corian work surfaces over. Matching upstands and inset sink unit. Integral appliances including eye level double oven; induction hob with contemporary Cople extractor over and coloured glass splashback; dishwasher; tall fridge/freezer; washing machine. Tiled flooring. Southerly uPVC double glazed sash window. Radiator.

SITTING ROOM:

Beautifully appointed most comfortable dual aspect sitting/dining room offering absolutely spectacular views across the Esplanade, beaches, the Solent and Forts. Radiators x 2. Double glazed uPVC sash window to side and door to Balcony (see below).

BEDROOM 1:

Good sized carpeted double bedroom with uPVC double glazed sash window overlooking St Thomas Street. Radiator. Good range of fitted wardrobe/cupboards.

BEDROOM 2:

Second double bedroom with uPVC double glazed sash window offering a wonderful outlook across the Solent and mainland beyond. Radiator. Fitted corner wardrobe/cupboards.

SHOWER ROOM:

Suite comprising large walk-in shower cubicle with attractive marble effect tiled surrounds, 'storm' shower head plus handheld unit; w.c.; vanity unit housing wash

basin and toiletry cupboards beneath. Wall mirror. Tiled flooring. Heated towel rail. UPVC double glazed sash window offering superb views along the Esplanade/beaches/Solent.

BALCONY:

Accessed from the Sitting Room via double glazed door, a large decked sea-facing **BALCONY** with attractive iron railings and timber hand rail. The spot to watch the busy Solent scene, passing cruise liners and yachts, the beautiful beaches and, at night, the changing lights of the Spinnaker Tower.

PARKING:

This apartment benefits from its own private **PARKING** space adjacent to the property. If further parking is required, the nearby Council car parks offer parking permit concessions for residents within close proximity.

TENURE:

Share of Freehold

999 year lease w.e.f. 2004 (979 years remaining)

Annual management fee (to include buildings insurance and maintenance: £125pm (No ground rent)

Restrictions: No holiday let or pets are permitted

Management Company: BSC

OTHER PROPERTY FACTS:

Council Tax Band: D (£2493)

EPC Rating: C (70)

Conservation Area: Yes

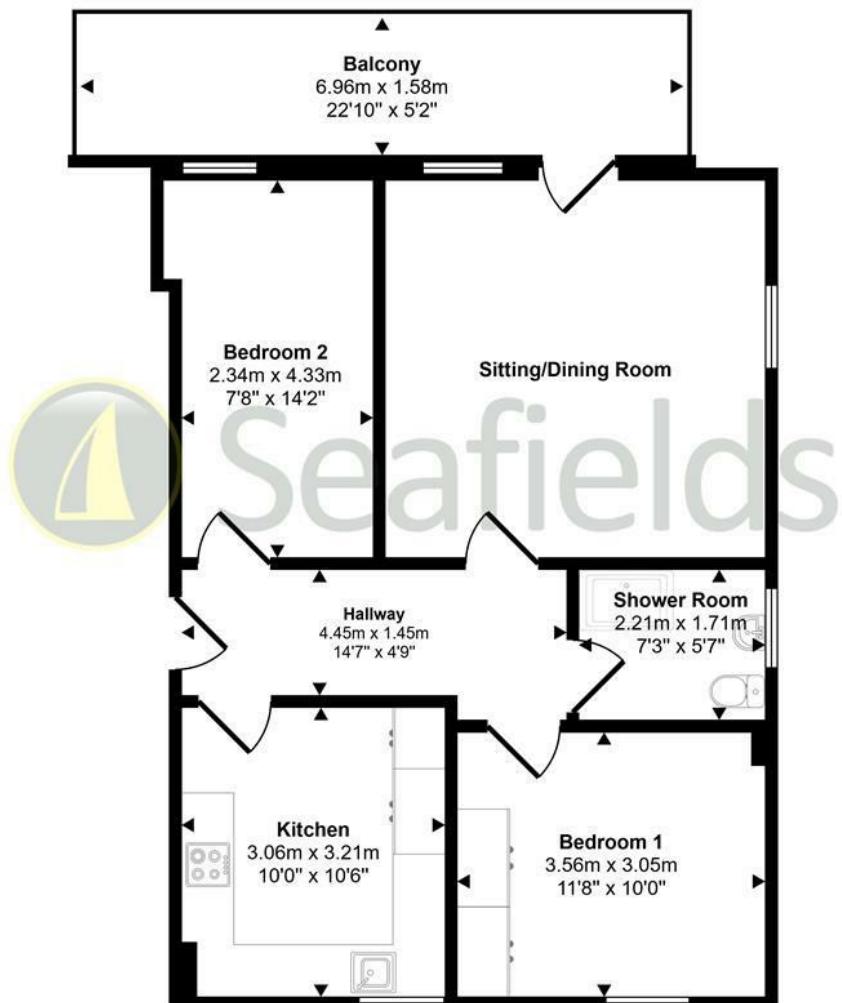
Flood Risk: Low

Sellers' Situation: Chain Free

DISCLAIMER:

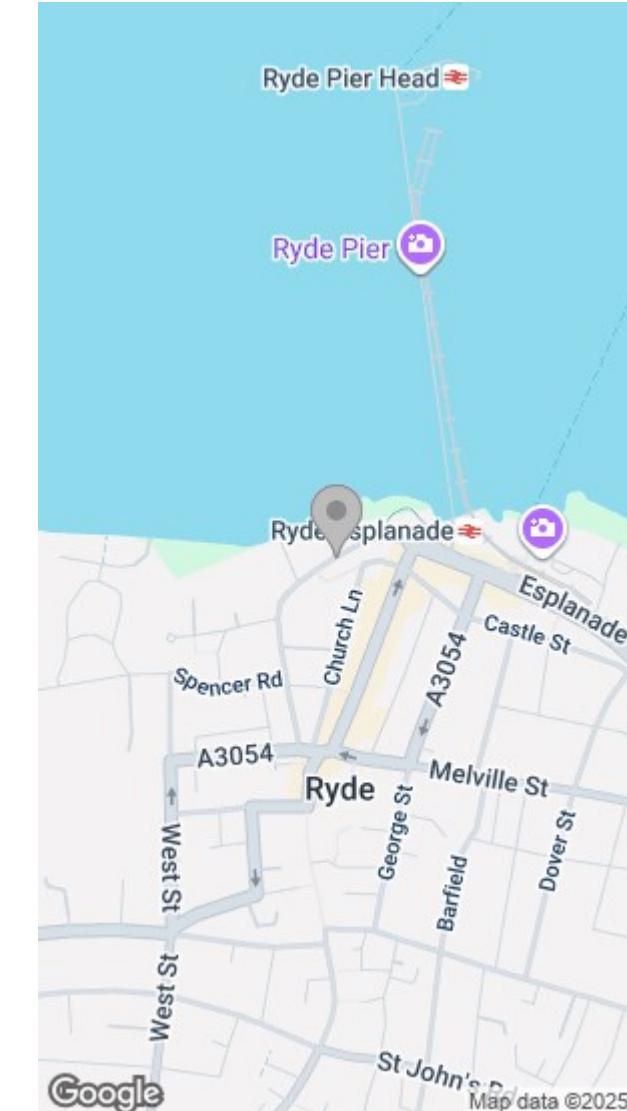
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
64 sq m / 691 sq ft



Floorplan

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	70	80
(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	

