



Guide Price £575,000
VILLA AMALFI, 13 WESTFIELD PARK, RYDE, PO33 3AB



EXCEPTIONAL SEASIDE LOCATION - YARDS FROM SLIPWAY TO SEA SHORE!

This detached chalet style bungalow certainly is set within a most prime position to enjoy **PANORAMIC SEA VIEWS** as well as offering versatile and easy to maintain accommodation and gardens. The accommodation - laid out over 2 floors - consists of a large, welcoming hallway leading to a charming sitting room with open fire and picture window offering the wonderful Solent outlook. Further accommodation includes an open plan arrangement of kitchen and dining room plus conservatory. There are 4 **BEDROOMS** in total plus 2 **BATH/SHOWER ROOMS**. Benefits include double glazed windows, gas central heating, an easy to manage southerly 'sun trap' rear garden plus driveway offering car/boat **PARKING** as well as a **GARAGE**. An **ADDED BONUS** is the **Westfield Park residents' slipway** leading to the beach. Just minutes from the 'short cut' to Ryde School, plus town amenities plus mainland passenger ferry links, this is such a **RARE OPPORTUNITY** for those who is seeking convenient seaside living!!

ACCOMMODATION:

Double glazed door into:

PORCH:

Double glazed windows and ceramic tiled flooring. Door to:

ENTRANCE HALL:

A spacious, welcoming hallway with timber flooring and stairs to first floor. Doors to:

SITTING ROOM:

16'0 x 15'10 (4.88m x 4.83m)

Attractive well proportioned reception room offering breathtaking views towards the private residents' slipway and Solent beyond via the large double glazed picture window. Radiator. Lovely stone working fireplace. Wall lights.

KITCHEN:

14'9 x 11'5 (4.50m x 3.48m)

Large kitchen with good range of matching cupboard and drawer units with contrasting laminate work tops over incorporating 1.5 bowl sink unit. Space for cooker, washing machine, dishwasher and tall fridge/freezer. Tiled splash backs. Tiled flooring. Radiator. Door to outside. Recessed down lighters. Open aspect into:

DINING ROOM:

15'8 x 9'2 (4.78m x 2.79m)

A large dining room with double glazed timber framed French doors to Conservatory. Radiator.

CONSERVATORY:

14'6 x 8'8 (4.42m x 2.64m)

Triple aspect double glazed windows over looking rear garden. Radiator. Tiled flooring. Double glazed door to outside.

BEDROOM 1:

11'2 x 11'5 (3.40m x 3.48m)

Large double bedroom with double glazed window to front offering more wonderful views across the Solent and mainland beyond. Radaotr. Wall lights. Recessed cupboard.

BEDROOM 2:

13'5 x 11'11 into wardrobe (4.09m x 3.63m into wardrobe)

Double bedroom double glazed window over-looking rear garden. Radiator. Extensive range of fitted wardrobes.

BATHROOM:

8'1 x 6'10 (2.46m x 2.08m)

Modern white suite comprising range of panelled bath, vanity wash basin and low level w.c. Separate corner shower cubicle. Full tiling to walls. White wash effect tiled flooring. Heated towel rail. Double glazed side window.

SEPARATE W.C.:

5'4 x 2'8 (1.63m x 0.81m)

Comprising low level w.c. and wash basin. Tiled floor and wall surrounds. Extractor fan.

FIRST FLOOR LANDING:

Velux window offering ample natural light and superb sea views. Ample built-in cupboards. Doors to Bedroom 3, Wet Room and separate Dressing Room.

BEDROOM 3:

13'10 x 9'3 (4.22m x 2.82m)

A third bedroom leading to the fourth. Large Velux window with yet more lovely sea views. Radiator. Ample under eaves storage.

BEDROOM 4:

8'4 x 6'10 (2.54m x 2.08m)

Useful extra bedroom or study with Velux window and radiator.

WET ROOM:

5'3 x 4'9 (1.60m x 1.45m)

Fully tiled room comprising shower with extractor and opening to the w.c. Radiator.

DRESSING ROOM/WASH ROOM:

5'4 x 4'4 (1.63m x 1.32m)

Comprising vanity unit/work surface and fitted wall mirror. Wash hand basin.

GARDEN:

There is an easy to maintain rear garden comprising patio and lawned areas with assorted shrubs and trees. Greenhouse. Pedestrian access to Garage. The well stocked front garden offers wonderful views across the Solent and onto the mainland beyond.

DRIVEWAY:

Driveway providing off street car/boat parking and leading to Garage.

GARAGE:

24'6 x 8'5 (7.47m x 2.57m)

Very deep garage/workshop with up and over door, power, light, and door to rear garden.

USEFUL INFORMATION:

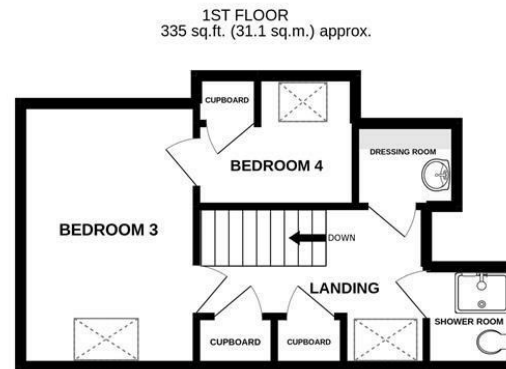
Tenure: Freehold

Council Tax Band: E

Energy Performance Certificate: TBC

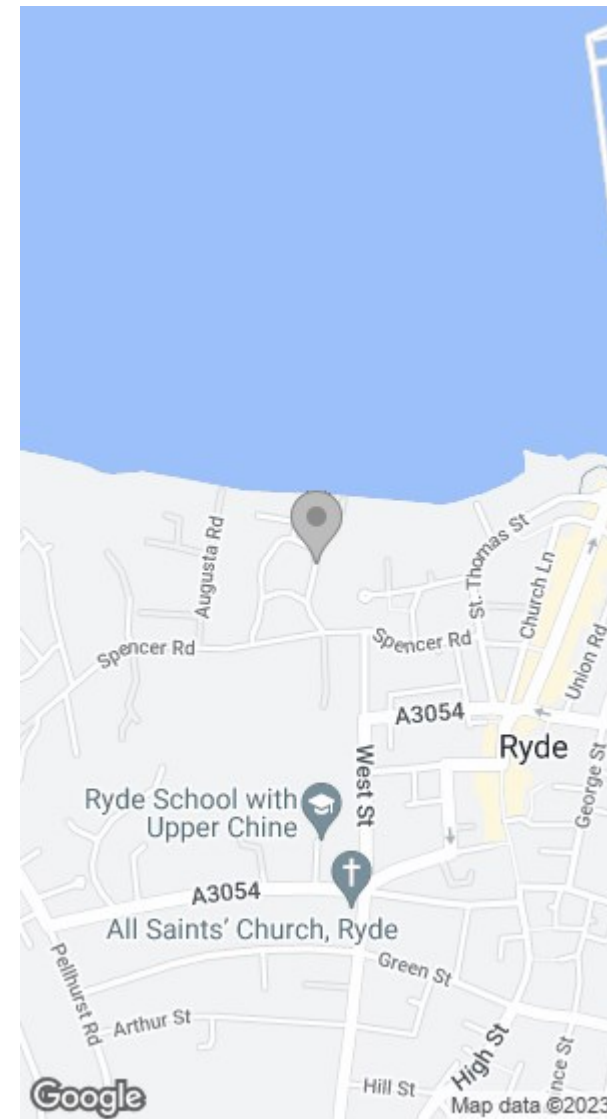
DISCLAIMER:

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.



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	64

