



Guide Price £195,000  
9 PRINCE STREET, RYDE, PO33 2SE

 **Seafields**

## A COSY PERIOD HOME IN A CONVENIENT TOWN LOCATION!

This delightful, very comfortable **DETACHED HOUSE** is centrally located in Ryde town, offering a great blend of character and convenience. The accommodation comprises a comfortable sitting room, dining room with open aspect into fitted kitchen, plus a rear porch as well as **2 BEDROOMS** and a modern shower room on the first floor. A walled **COURTYARD GARDEN** provides very private outdoor space, while double glazing, gas central heating and a **MULTI-FUEL BURNER** ensure warmth throughout. Within close proximity of the shopping centre and Ryde's host of amenities - as well as walking distance to beaches and mainland passenger ferry links - this **CHAIN FREE** home (with a very long leasehold), represents an attractive purchase in a popular residential location.

### **ACCOMMODATION:**

Full glazed entrance door into:

### **SITTING ROOM:**

Charming room with double glazed window to front. Radiator. Part-exposed stone wall. Recessed built-in cupboards. Wall lights. Laminate flooring. Glazed door to:

### **INNER HALLWAY:**

Carpeted hall with stairs to first floor and cupboard beneath. Glazed door to:

### **DINING ROOM:**

Offering open aspect into the kitchen, a cosy room with fireplace housing log burner. Laminate flooring. Radiator. Double glazed door to rear porch. Opening to:

### **KITCHEN:**

Fitted kitchen comprising range of fitted cupboard and drawer units with contrasting work surfaces and inset sink unit with mixer taps. Tiled splash backs. Tiled flooring. Free standing tall fridge/freezer. Space and plumbing for cooker and washing machine. Double glazed windows to rear and side.

### **REAR PORCH:**

Useful area with ample space for boots and shoes - with double glazed window to side and door to rear garden.

### **FIRST FLOOR LANDING:**

Split level landing with double glazed window to side. Access to loft space. Cupboard housing Vaillant gas boiler. Doors to:

### **BEDROOM 1:**

Carpeted double bedroom with double glazed window to front. Radiator.

### **BEDROOM 2:**

Sliding doors from landing into carpeted second bedroom with double glazed window to rear. Radiator. Range of fitted wardrobe/cupboards.

### **SHOWER ROOM:**

Modern suite comprising large shower cubicle, w.c. and wash hand basin with cupboard beneath and mirror over. Radiator. Tiled walls. Double glazed window to rear with great views over the roof tops and onto the Solent beyond.

### **OUTSIDE:**

To the rear, there is an easy to maintain, very private walled patio garden with raised flower beds. Gated access to pathway giving access to Prince Street.

To the front, is a small enclosed area with further flower planting area.

### **TENURE:**

Leasehold:

Lease Term: Long lease of 999 years w.e.f 1852.

Lease Remaining: 826 years

### **OTHER USEFUL INFORMATION:**

Council Tax Band: B

EPC Band: E

Building Construction: Brick and Stone

Listed Building: No

Conservation Area: No

Flood Risk: Very Low

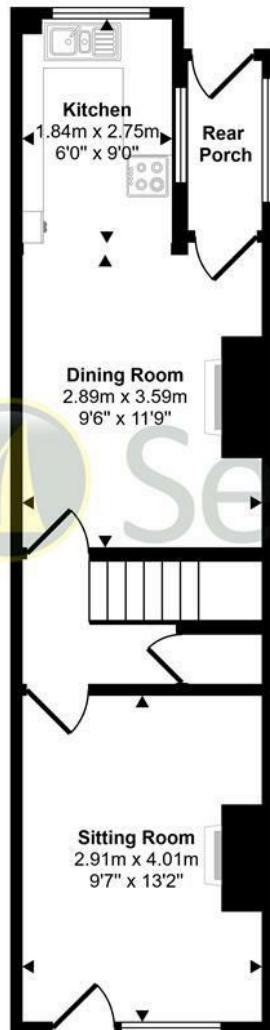
Services: all services are mains connected, unless otherwise stated.

Sellers Circumstances: Chain Free

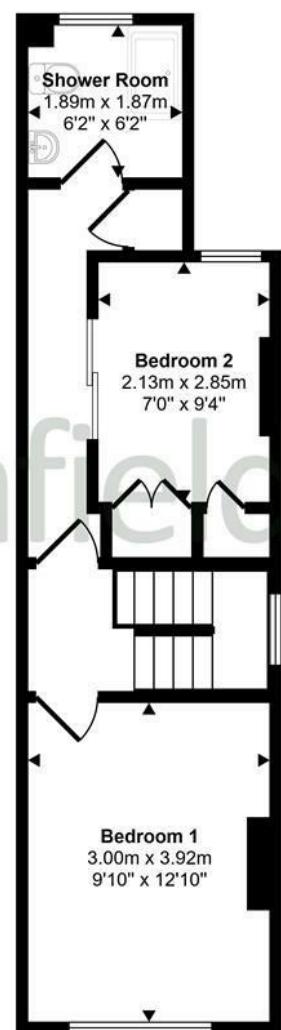
### **DISCLAIMER:**

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  
69 sq m / 741 sq ft

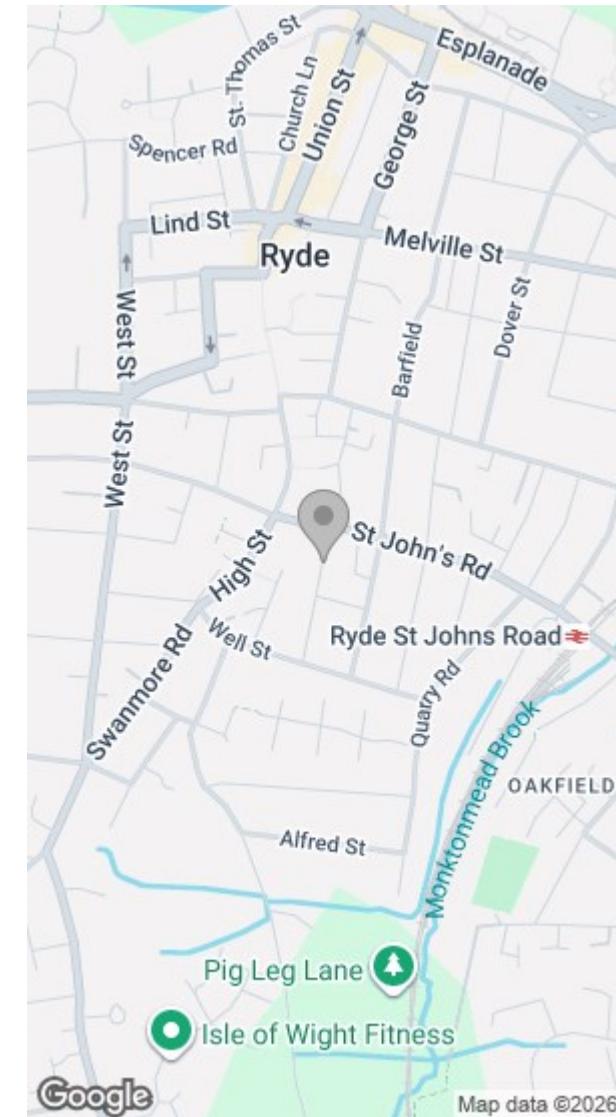


Ground Floor  
Approx 36 sq m / 383 sq ft



First Floor  
Approx 33 sq m / 358 sq ft

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		78
(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	

