



£675,000

PORTSDOWN, BUCKINGHAM CLOSE, RYDE, PO33 2DN



Seafields

SUCH AN ENVIABLE, TRANQUIL SETTING CLOSE TO TOWN AND SEA FRONT!

Set within a very well proportioned plot at the end of a very sought after coastal cul-de-sac, this **DETACHED HOUSE** offers well designed, spacious and bright **3-4 BEDROOM** accommodation. The welcoming hallway leads to a most comfortable sitting room (with log burner) offering open plan aspect into the dining room which in turn leads to an attractive modern fitted kitchen/breakfast room. Further downstairs accommodation includes the utility room, shower room and study/fourth bedroom, whilst the first floor comprises 3 good sized bedrooms (one with fabulous **SEA VIEWS**), bathroom and separate w.c. Those enjoying the outdoor lifestyle will love the private, established 'wrap around' **GARDENS** which also gives access to a large fully equipped **WORKSHOP**. Further benefits include gas central heating and a deep driveway leading to the **DOUBLE GARAGE**. Just minutes' walk to superb town amenities, wonderful beaches, Ryde School and mainland ferry links, Portsdown is offered as **CHAIN FREE** and is well worth a visit to appreciate all that is on offer.

****PLEASE VIEW VIRTUAL TOUR****

ACCOMMODATION:

Solid wood door with adjacent obscured windows into a welcoming carpeted entrance hall. Stairs to first floor with cupboard beneath housing electric consumer unit. Radiators x 2. Doors to:

SITTING ROOM:

A beautifully presented dual aspect reception room with double glazed window to side (offering Solent views) plus sliding doors to Conservatory. Radiators x 2 plus attractive fireplace with inset Log Burner, tiled hearth and timber mantle. Wide open-plan aspect into Dining Room with central timber beam.

DINING ROOM:

Designated dining room with double glazed window over-looking rear garden. Radiator. Doors to Hall and Kitchen.

CONSERVATORY:

Large bright triple aspect double glazed windows plus double glazed door to outside. Wood effect flooring. A perfect additional area to dine and/or relax over-looking the private gardens.

KITCHEN/BREAKFAST ROOM:

A superbly proportioned modern kitchen comprising excellent range of cupboard and drawer units with polished pine work surfaces incorporating inset ceramic sink unit. Integral appliances include large fridge, gas hob, electric eye level double oven and microwave/oven; Bosch dishwasher. Central 'Island' with further storage and pine work surface - plus inset wine rack. Porthole window to front. Double glazed windows over-looking garden. Radiator. Ample space for breakfast table and chairs. Light oak wood flooring. Return door to hallway. Door to Utility Room.

UTILITY ROOM:

Useful room with further units and work surface including inset sink unit. Space and plumbing for washing machine and tumble dryer. Free-standing 'Fridgemaster' chest freezer. Access to loft storage space. Double glazed windows to side and front. Door to outside.

STUDY/BEDROOM 4:

Study or fourth carpeted bedroom with double glazed window to front. Exposed brick wall with inset porthole window to side. Radiator.

SHOWER/WC:

Suite comprising tiled enclosed shower cubicle, wash basin and w.c. Laminate flooring. Heated towel rail. Recessed down lighters. Obscured window.

FIRST FLOOR LANDING:

Bright carpeted landing with 2 x double glazed windows to front. Access to loft space. Doors to:

BEDROOM 1:

Superbly proportioned triple aspect, carpeted double bedroom with double glazed windows to front, rear and side - plus double glazed door to side - also offering fabulous Solent views. Radiators x 2.

BEDROOM 2:

Another large double bedroom with 2 x double glazed windows over-looking rear garden. Radiators x 2. Fitted wardrobe and recessed shelving. A second door leading back to landing.

BEDROOM 3:

A small double or large single bedroom with double glazed windows to side and rear. Carpeted flooring. Radiator. Fitted wardrobe.

BATHROOM:

Suite comprising panelled bath with mixer shower attachment and curtain rail. Wash hand basin. Tiled wall surrounds. Radiator. Airing cupboard housing hot water tank. Obscured double glazed window.

SEPARATE W.C.:

Comprising w.c. and radiator. Obscured window.

GARDENS:

A particular feature of Portsdown is the very attractive, secluded, enclosed rear garden including an array of established trees, bushes and plants. Paved patio offering the perfect spot for barbecues/al fresco dining, with the rest being laid to lawns. Gated access to front. Timber garden shed. Doors to Workshop and Garage.

WORKSHOP:

A good sized workshop fitted with large work bench, shelving, light and power. Many tools and accessories also available. Double glazed window.

DRIVEWAY:

There is a long driveway providing ample off-street parking and leading to garage.

DOUBLE GARAGE:

Large double garage with up-and-over door, light, power and offering ample storage. Pedestrian doors to front porch and rear garden.

INTERESTING PROPERTY FACTS:

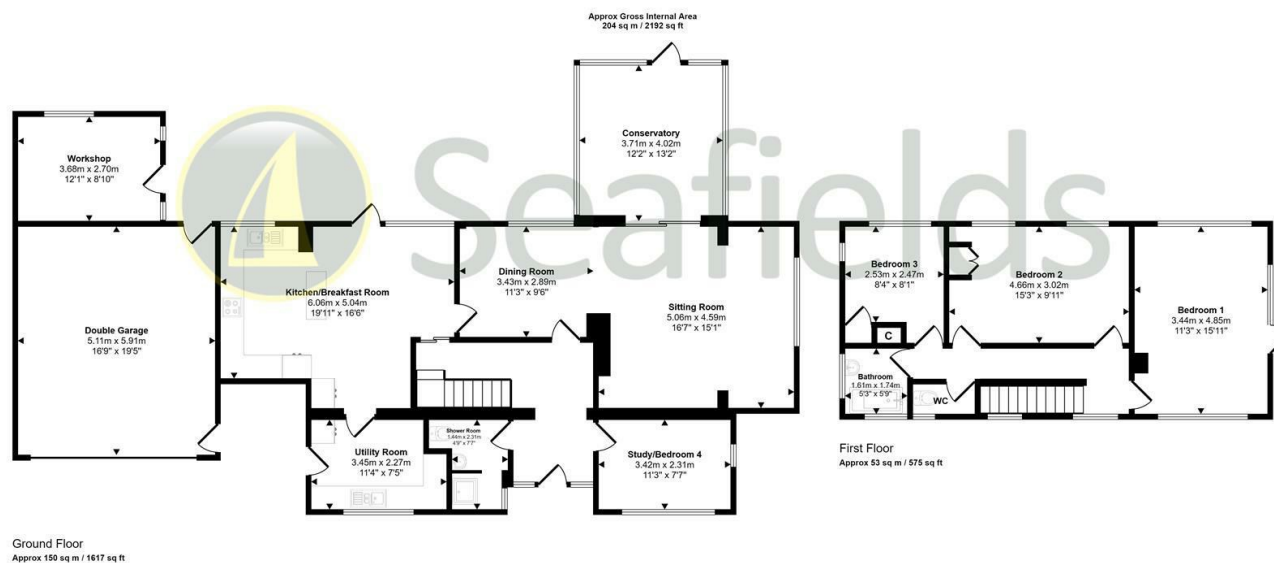
Council Tax Band: F

Tenure: Freehold

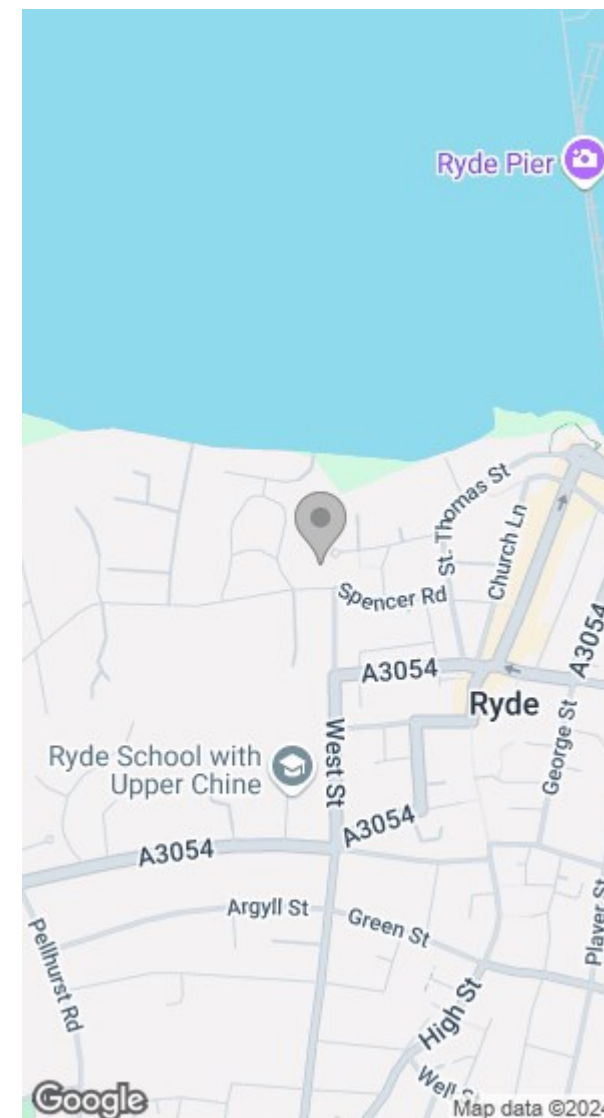
Owners' Situation: Chain Free

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.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		England & Wales	EU Directive 2002/91/EC	

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