



£2,700 PCM

77 GEORGE STREET, RYDE, ISLE OF WIGHT, PO332JF



Seafields

BEAUTIFUL PERIOD TOWN HOUSE CLOSE TO TOWN AND SEA SHORE!

Truly impressive in size, character and quality, this 4 STOREY Grade II Listed residence offers such versatile and superbly maintained accommodation throughout, including 5 LARGE BEDROOMS and 3 BATH/SHOWER ROOMS. There are substantial, elegant reception rooms, plus an attractive kitchen/dining room plus separate scullery (and top floor kitchenette - creating a self-contained unit). As well as retaining ample charm, further benefits include high ceilings, fireplaces, attractive cornicing, quality flooring and decor, as well as gas central heating and SEA VIEWS. There is a superb patio and lawned rear garden (over 100ft in length and including a superb SUMMER HOUSE), plus 2 GARAGES. Just minutes from the sea front, mainland passenger ferry links, schools and town amenities, this is a wonderful opportunity for those seeking period charm, space, versatility and convenience. Council Tax Band: F. This property is exempt from requiring an EPC. AVAILABLE NOW

GROUND FLOOR LEVEL:

Large Vestibule with double opening doors into Hallway with glazed door leading to rear garden. Stairs to first floor. Solid wood flooring. Door to lobby with stairs to Lower Ground Floor and door to side Lobby which gives access to both George Street and the rear garden.

Sitting Room:

19'9 x 14'8 (6.02m x 4.47m)

Beautifully light and spacious room with walk-in bay with sash windows x 3 to rear. Feature fireplace

Living Room:

16'9 x 15'9 (5.11m x 4.80m)

Generous reception room with sash window and twin built-in side cupboards to front. Feature fireplace

LOWER GROUND FLOOR HALLWAY:

Split-level hallway with solid wood flooring. Walk-in store cupboard with power, light and obscured window to rear. Further deep cupboard.

Family Room:

18'3 x 15'7 (5.56m x 4.75m)

A further good sized reception room with sash window x 2 to rear. Recessed open fireplace with stone hearth. Door to:

Kitchen:

16'8 x 13'1 (5.08m x 3.99m)

Well proportioned kitchen comprising a range of light front cupboard and drawer units with contrasting work surfaces. Inset 1.5 bowl sink unit. 'Rangemaster' cooker. Microwave, fridge and freezer. Space for dishwasher. Electric meter cupboard. Sash window. Wood flooring. Door to Lobby. Door to:

Scullery / Utility:

11'8 x 10'6 (3.56m x 3.20m)

Continuation of kitchen units with solid oak worksurface and incorporating Belfast sink. Plumbing for washing machine. Cupboard gas meter. Solid wood flooring.

Bathroom 3:

7'3 x 5'3 (2.21m x 1.60m)

White suite comprising a spa bath with mixer shower and glass shower screen; pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. Recessed down lighters.

Separate W.C.:

9'6 x 4'1 max (2.90m x 1.24m max)

White suite comprising low level w.c and corner wash hand basin with cupboard above. Obscured double glazed window to rear. Extractor fan. Recessed down lighters.

HALF LANDING:

Half landing with 2 x arched sash windows to rear. Further stairs to First Floor Landing: Door to:

Separate W.C.

8'7 x 2'9 (2.62m x 0.84m)

Suite comprising low level w.c and wash hand basin. Sash window to rear. Wall mounted Worcester boiler. Access to loft space. Recessed down lighters.

FIRST FLOOR LANDING:

Door to stairs to Second Floor. Doors to:

Bedroom 1:

17'5 x 15'7 (5.31m x 4.75m)

Superbly proportioned bedroom with feature curved sash window to front (and window seat) offering sea views. Cast iron fireplace with mantle over.

Bedroom 2:

19'5 x 15'1 (5.92m x 4.60m)

Exceptionally spacious and bright bedroom with walk-in bay and sash windows x 3 to rear. Cast iron fireplace with mantle. Built-in cupboard with shelving.

Bath / Shower Room:

13'7 x 11'2 (4.14m x 3.40m)

White suite comprising claw foot bath with mixer shower attachment; large tiled shower cubicle; pedestal wash hand basin; and low level w.c. White painted floorboards. Sash window with shutters.

SECOND FLOOR LANDING:

Skylight window. White painted balustrade. Thermostat. Arch feature. Doors to:

Kitchenette:

9'8 x 7'7 (2.95m x 2.31m)

Comprising a range of white gloss units with contracting work surface. Inset sink unit. Integrated appliances: tall fridge/freezer; electric hob, grill and oven. Worcester boiler. Sash window to rear with sea view.

Bedroom 3 / Reception Room::

17'4 x 14'7 (5.28m x 4.45m)

A versatile room with bay sash windows x 3 to rear offering sea and fort views. Cast iron fireplace with mantle.

Bedroom 4:

14'5 x 11'3 (4.39m x 3.43m)

Another double bedroom with sash window to front. Cast iron fireplace with mantle.

Bedroom 5:

13'5 x 10'6 (4.09m x 3.20m)

Double bedroom with sash window to front. Cast iron fireplace.

Bath / Shower Room:

11'10 x 7'6 (3.61m x 2.29m)

Suite comprising a claw foot bath; shower cubicle; and pedestal wash hand basin. Quality vinyl flooring. Recessed down lighters. Heated towel rail. Skylight window.

Separate W.C.:

Suite comprising low level w.c and corner wash hand basin. Extractor fan.

GARDENS:

The lovely large walled rear garden is a lovely surprise and mainly laid to lawn with well stocked borders of various plants, shrubs and trees. Patio and decked areas providing the ideal spots for dining al fresco. Outside power and light. 26' TIMBER CHALET with plumbing and shower. A side door way gives access along a lobby to a further door leading to George Street.

PARKING / GARAGES X 2:

Within St George's Close (approximately 50 yards up the road), there are 2 garages belonging to No. 77.

OTHER INFORMATION:

The property is AVAILABLE NOW for a long term let. No Smokers or Sharers., Council Tax: Band F. The property is list so exempt from requiring an EPC

PERMITTED TENANT FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above)

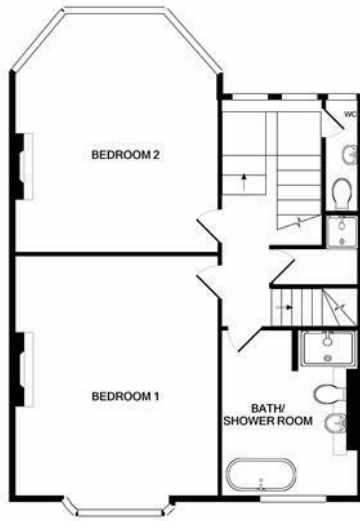
Any changes to the tenancy agreement at tenants request, to include adding pet: £50 per change; Key replacement if lost

Tenant's request for the early termination of the tenancy agreement:

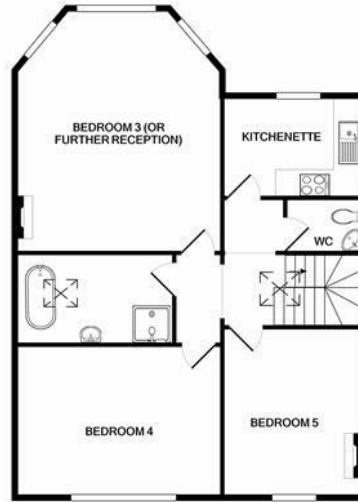
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During the tenancy (payable to the provider) if permitted and applicable

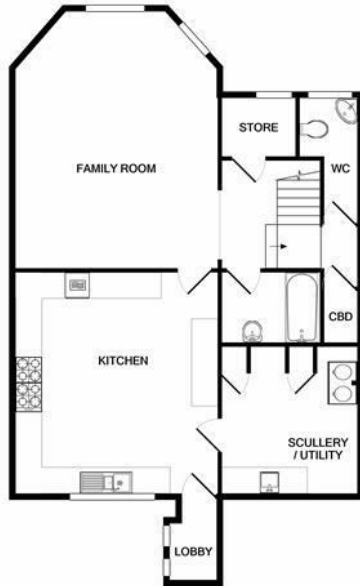
Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of cable/satellite; Television licence; Council Tax



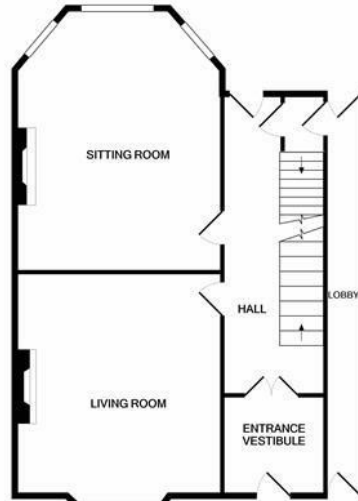
FIRST FLOOR
APPROX. FLOOR
AREA 872 SQ.FT.
(81.0 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 897 SQ.FT.
(83.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 876 SQ.FT.
(81.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3518 SQ.FT. (326.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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