



Guide Price £330,000  
SOUTHFIELD, RYDE ROAD, SEAVIEW, PO34 5AB



## A FABULOUS DUPLEX WITH FAR REACHING SEA VIEWS & IN A GREAT VILLAGE SETTING!

Situated on the **FIRST AND SECOND FLOORS** of this Victorian residence, the spacious and bright accommodation offers a charming sitting room, separate open-plan kitchen/dining room, **4 BEDROOMS** (3 doubles and one single) plus 2 modern bath/shower rooms. As well as wonderful far reaching views across the Solent and mainland beyond, further benefits include gas central heating and neutral decor throughout. Southfield is an easy stroll away from village amenities, restaurants, bars, boat park, Yacht Club and superb safe swimming waters - as well as a lovely level walk into Ryde town with its shopping centre, swimming pool, rowing club and mainland passenger ferry links. A perfect main or second residence (an easy to maintain 'lock up and leave'), this home is certainly well worth a visit (See **VIRTUAL TOUR**)

### **GROUND LEVEL:**

Private stairs leading to first floor.

### **FIRST FLOOR LANDING:**

Stairs leading to second floor. Radiator. Doors to Sitting Room, Kitchen/Diner, Bedrooms 3 and 4 plus Bathroom.

### **SITTING ROOM:**

A very charming spacious and bright reception room with large south-facing bay window. Radiator.

### **KITCHEN/DINER:**

Kitchen Area:

Lovely bright room comprising fitted kitchen with good range of matching light fronted cupboard and drawer units with contrasting work surfaces. Inset sink unit with mixer taps. Built-in appliances including gas hob with hood over and electric oven under. Concealed dishwasher. Space and plumbing for washing machine and tumble dryer. Space for tall fridge and freezer. Wall mounted gas combination boiler. Window to rear offering super **SEA VIEWS**.

Dining Area:

Spacious area with another window offering more lovely views. Recessed low level cupboards with shelving above. Inset down lighters.

### **BEDROOM 3:**

Well proportioned double bedroom with window to side. Radiator.

### **BEDROOM 4:**

A useful single/bunk bedroom (or ideal office) with south-facing window. Wood flooring. Radiator.

### **BATHROOM:**

11'2" x 4'5" (3.40m x 1.35m)

Modern white bathroom suite comprising panelled bath with mixer shower attachment, pedestal wash hand basin and low level w.c. Radiator. Tiled splash backs. Obscured window to side.

### **SECOND FLOOR LANDING:**

Obscured window to side. Doors to bedrooms 1, 2 and shower room.

### **BEDROOM 1:**

Spacious and bright dual aspect double bedroom, with window to rear and "Velux" window to side - both commanding wonderful far reach views over the Solent and mainland beyond. Radiator. Some sloping ceilings.

### **BEDROOM 2:**

Another double bedroom with "Velux" window to side offering some sea views. Radiator. Some sloping ceilings.

### **SHOWER ROOM:**

9'5" x 6'6" (2.87m x 1.98m)

Modern white suite comprising fully tiled shower cubicle, low level w.c and pedestal wash hand basin. Radiator. Recessed shelving. "Velux" window to side offering sea views. Some sloping ceilings.

### **OUTSIDE:**

The property has access to washing line in the rear garden of the property. Although no garden space, there is very easy access to beaches at The Duver, Quay Rocks and Seagrove Bay.

### **TENURE:**

Long leasehold (999 years with effect from 1899).

Freeholders: Nunwell Estate (Oglanders). No ground rent collected.

Buildings Insurance split between neighbouring ground floor and Southfield upper floor

### **OTHER PROPERTY FACTS:**

Council Tax Band: C

EPC Rating: D (66)

Conservation Area: Yes

Listed Building: No

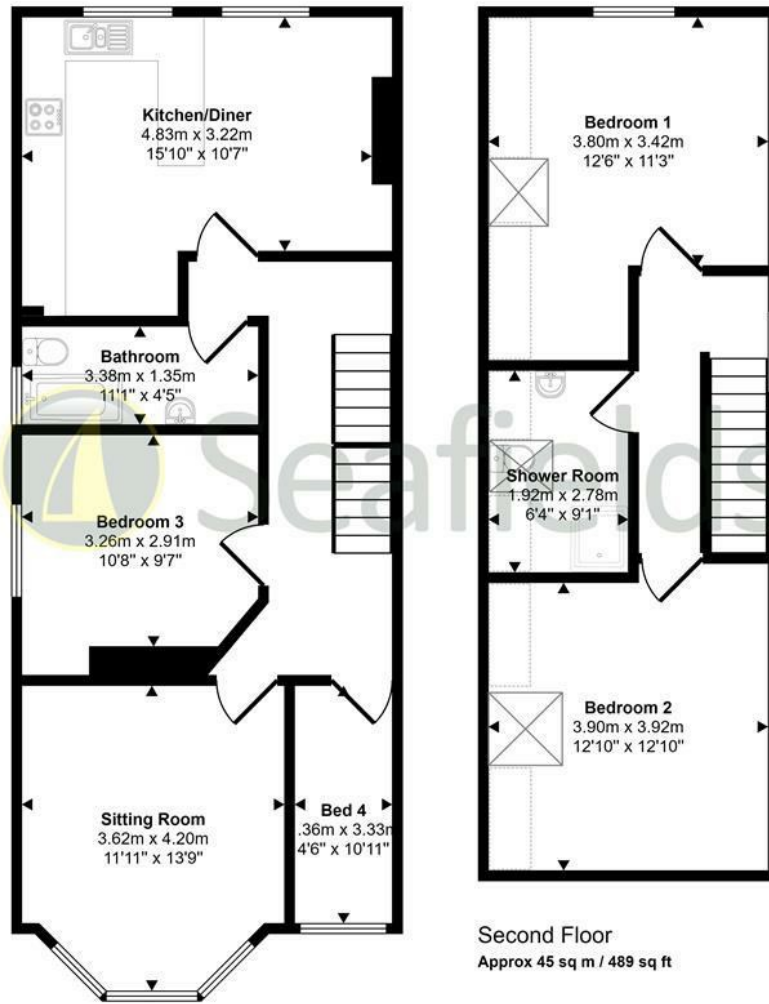
Seller's Situation: No Chain

Flood Risk: No

### **DISCLAIMER:**

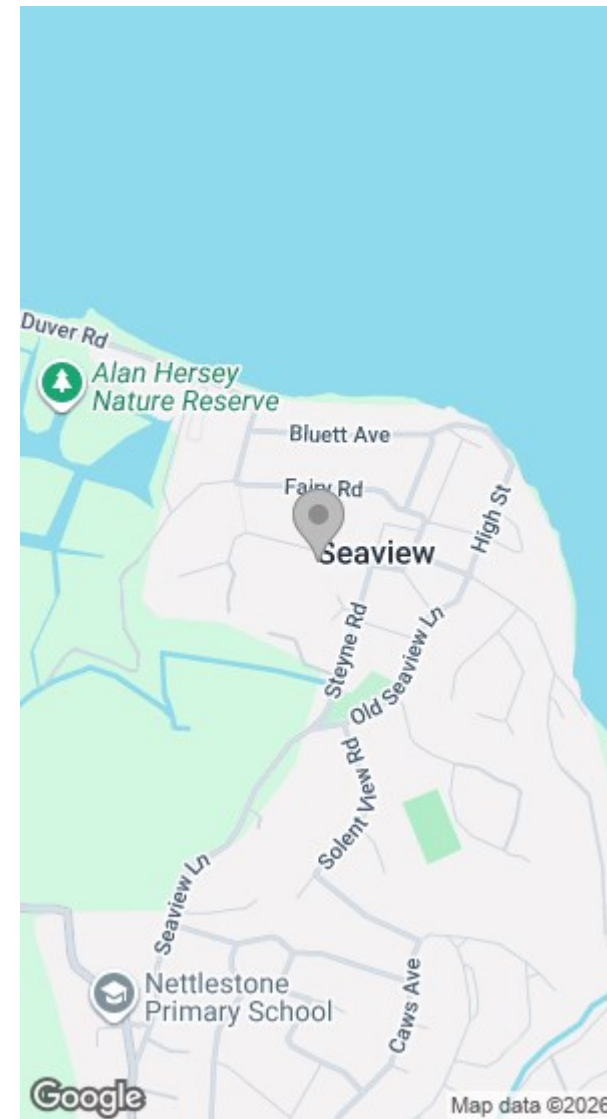
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems and our descriptions should not be taken as a guarantee that these are in working order. None of these statements contained in the details are to be relied upon as statements of fact.

Approx Gross Internal Area  
112 sq m / 1209 sq ft



□ Denotes head height below 1.5m

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>66</b>	<b>78</b>	<b>61</b>	<b>77</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

