



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Flat 3 Solent Court

Esplanade, Ryde, Isle of Wight PO33 2AL



£125,000
LEASEHOLD



A well-presented ground floor apartment positioned directly on Ryde Esplanade, offering a superb coastal lifestyle with sea glimpses, fresh, neutral interiors, and easy access to beaches, transport links, and town amenities.

- Ground floor one-bedroom apartment with sea glimpses
- Beautifully presented and recently redecorated throughout
- Fitted kitchen with modern finishes
- Moments from sandy beaches and seafront walks
- Ideal coastal retreat, first-time-buy or lock-up-and-leave
- Fabulous position in a prime spot on Ryde Esplanade
- Spacious sitting room with bay-fronted window
- Well-appointed shower room
- Excellent access to mainland travel connections
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in an enviable position on Ryde's popular seafront, Flat 3 Solent Court presents a fantastic opportunity to acquire a well-maintained coastal apartment offering comfort, convenience, and an exceptional Island lifestyle. Recently redecorated throughout, the apartment combines light and neutral interiors with well-proportioned accommodation, creating an inviting and easy-to-maintain home ideal as a permanent residence, holiday retreat, or investment purchase. The property enjoys a superb location within easy walking distance of the town centre, transport connections, and a vibrant selection of cafes, restaurants, and boutique shops.

Benefitting from glimpses of the Solent, Flat 3 Solent Court is perfectly positioned just moments from Ryde's expansive sandy beaches and picturesque seafront promenade. The bustling town centre is within easy walking distance and offers an excellent selection of boutique shops, convenience stores, cafes, restaurants, and leisure facilities including a cinema. Ryde also benefits from fantastic mainland travel connections with high-speed passenger ferry services, hovercraft links, and regular ferry crossings nearby. Excellent public transport links across the Island are readily accessible from Ryde Esplanade, where both the Island Line train service and Southern Vectis bus station are conveniently located.

Welcome to Flat 3 Solent Court

Occupying a sought-after position within the attractive Solent Court development, the apartment is approached via the neatly maintained communal parking area, which enjoys glimpses towards the sea. A secure communal entrance hall is home to the post boxes and provides access to Flat 3, which is conveniently situated on the ground floor.

Entrance Hall

The entrance hall provides a welcoming introduction to the apartment and benefits from a secure entry phone system along with access to the principal accommodation.

Living Room

The spacious sitting room enjoys a bright and airy feel, enhanced by a charming bay-fronted window which allows plenty of natural light to flood the space. Offering room for both seating and dining furniture, this comfortable reception room provides an ideal setting for relaxing after days spent enjoying the nearby coastline. An archway connects to the kitchen to create a sociable, semi-open-plan layout that flows beautifully.

Kitchen

The kitchen features contemporary subway-style tiling and a range of fitted cabinetry complemented by practical work surfaces. The space is arranged to maximise functionality while maintaining a clean and modern aesthetic, with room for appliances and a window to the rear aspect which fills the space with light.

Bedroom

The double bedroom is attractively presented in soft neutral tones and offers a calm and restful atmosphere. Well-proportioned and comfortable, the room provides space for bedroom furniture while enjoying a peaceful setting.

Shower Room

The shower room is fitted with a modern suite comprising a shower enclosure, pedestal wash hand basin, and WC, all presented in a clean and neutral finish.

Outside

Solent Court benefits from attractive communal grounds positioned directly opposite Ryde's Esplanade, creating an exceptional coastal setting. Residents can enjoy immediate access to the beach, seafront walks, and nearby amenities, all while benefitting from a highly convenient and desirable location.



In Summary

Combining an exceptional coastal position with beautifully presented interiors and easy access to Ryde's beaches and amenities, Flat 3 Solent Court offers an ideal opportunity to enjoy an effortless seaside lifestyle on the Isle of Wight. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold | Lease Term: 999 Years from March 2026 | Ground rent: £735 per annum (Paid £367.50 every 6 months) | Maintenance Charge: £765.80 per annum (Paid 382.90 every 6 months) | Council Tax Band: A (Approx £1671.89 for 2026/27) | Services: Mains water, gas, electricity and drainage

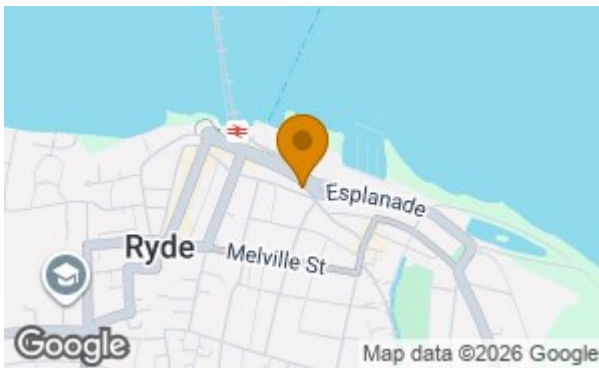


Approx Gross Internal Area
 33 sq m / 359 sq ft



Floorplan

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 | | | |
| (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 | | 70 | 71 |
| | | EU Directive 2002/91/EC | |

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

Agent Notes:

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