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wright
estate agency



- Stunning Seafront Position
- South facing 17'7 Lounge/Diner
- Parking & Private Storage
- An Appealing Coastal Lifestyle Awaits!
- Lift & Stairs to all Floors
- Wonderfully Light & Well Presented Interior
- Both Transport & Amenities on Your Doorstep
- 3rd Floor Purpose Built 1 Bedroom Flat
- Yards from Beaches & Sea
- Residents Own Freehold - Recently Extended Lease

Flat 23, Solent Court Esplanade, Ryde, PO33 2AL

£125,000

Found in the charming town of Ryde, this delightful third-floor flat on the Esplanade offers a unique blend of Victorian elegance and modern convenience. Spanning 462 square feet, the property features one spacious reception room, a comfortable double bedroom, and a well-appointed bathroom, making it an ideal retreat for individuals or couples seeking a coastal lifestyle.

The flat boasts a sunny, south-facing lounge that invites natural light, creating a warm and welcoming atmosphere. With double glazing and gas central heating, residents can enjoy comfort throughout the seasons. The building is well-managed, featuring smart communal areas, a lift to all floors, and a lovely communal garden, perfect for relaxation or socialising with neighbours.

One of the standout features of this property is its enviable location, just yards from the beach. Residents can indulge in miles of coastal walks right on their doorstep, while the nearby ferry connections provide easy access to the mainland. Local transport links and a wealth of amenities are also within close reach, ensuring that everything you need is conveniently accessible.

Additionally, the flat benefits from a recently extended lease and residents own the freehold, offering peace of mind and security for the future. With parking available for one vehicle, this property is not only a charming home but also a practical choice for those who appreciate the beauty of seaside living. Whether you are looking for a permanent residence or a holiday retreat, this flat on the Esplanade is a splendid opportunity not to be missed.







Accommodation

Communal Entrance
Secure entry system. Lift to all floors

3rd Floor Landing
Accessed via both lift and stairs.

Entrance Hall

Built in Storage

Lounge/Diner
17'7 x 9'8 (5.36m x 2.95m)

Kitchen
9'2 x 6'2 (2.79m x 1.88m)

Bedroom
12'4 x 9'1 max (3.76m x 2.77m max)

Bathroom
7'6 plus recess x 6'5 (2.29m plus recess x 1.96m)

Parking
Space for a vehicle in the communal car park

External Storage
Private storage cupboard in communal garage . Payment of £5 per annum to management company for the use of this.

Communal Facilities
Secure entry system. Lift to all floors. Dustbin storage area. Lawned gardens on east side of building for residents to enjoy.

Tenure
Leasehold - recently extended to 999 years. Residents own freehold vested in management company. Service charge £1844 per annum.

Council Tax
Band B

Flood Risk
Very Low Risk







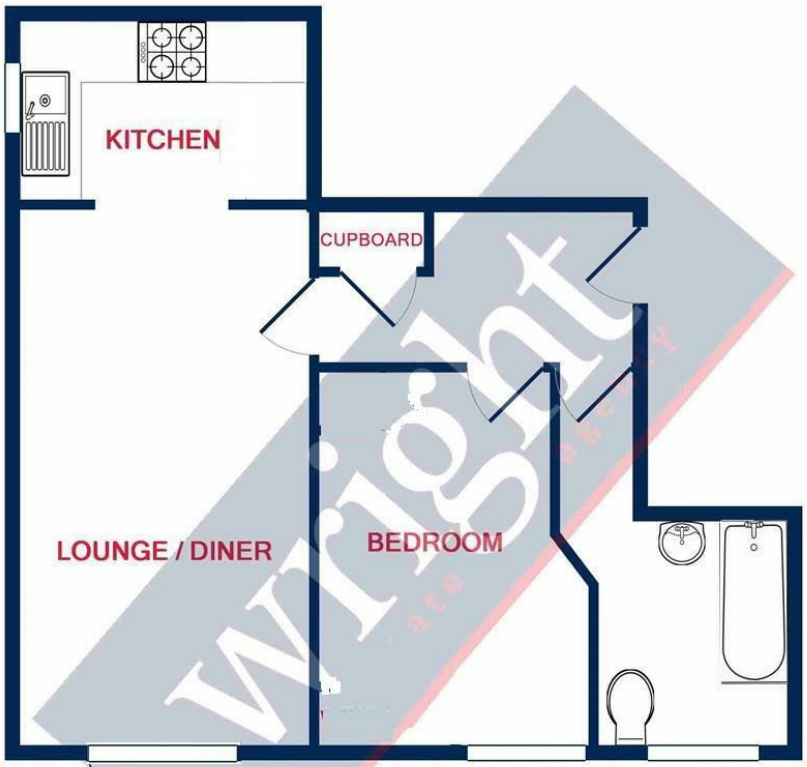
Broadband Connectivity
Openreach Network. Up to Superfast broadband available

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone

Construction Type
Rendered elevations. Slate roof. Cavity walls.

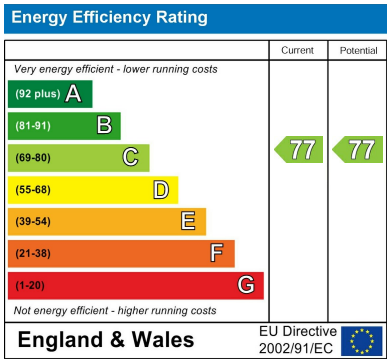
Services
Unconfirmed electric, water and drainage.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 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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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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