



Guide Price £249,000
MONKTON LODGE, 7 EAST STREET, RYDE, PO33 1JP



A BLEND OF PERIOD CHARM AND MODERN LUXURIES!

Set within an enviable location just moments from the sea front, beautiful sandy beaches, vibrant town amenities and eateries, this superb **CHARACTER COTTAGE** is also so convenient for the fast speed Catamaran and Hoverport - offering easy mainland commuting. The largest and end of the row of period residences (within a 'no through' road), this attractive 1914's residence offers a particularly impeccable and stylish interior, comprising a cosy front sitting room (with **OPEN FIRE**), a superbly proportioned and stunning kitchen/dining room (a real 'heart of the home') plus, on the first floor, **2 DOUBLE BEDROOMS** (one with built-in wardrobe) and a luxurious bath/shower room. Benefits include quality natural timber flooring (where specified), **GAS** central heating, double glazing plus an easy to maintain **WALLED GARDEN**. For those seeking a luxurious coastal lifestyle - whether it is a first, second or retirement home - certainly an internal visit is essential. **NO CHAIN!**

ACCOMMODATION:

Accessed via the side of the property, double glazed entrance door to:

ENTRANCE HALL:

A smart entrance with luxury vinyl flooring - which flows throughout the ground floor rooms - and timber stairs (with central matting) leading to first floor. Doors to:

SITTING ROOM:

A charming and most comfortable front sitting room with double glazed window to front. Radiator. Attractive open fireplace with timber mantle.

KITCHEN/DINING ROOM:

A stunning open plan room with dining room offering ample space for large table and chairs. Radiator. Double glazed window to side. Under stairs storage cupboard housing wall mounted consumer unit. The very stylish fitted kitchen comprising pale blue fronted cupboard and drawer units with quality work surfaces over incorporating inset Butler sink and grooved drainer. Integral compliances including 4 ring gas hob and double oven, plus concealed tall fridge/freezer, dishwasher and washing machine. Radiator. Double glazed windows x 3 to side, and French doors to rear garden.

FIRST FLOOR LANDING:

Split level landing with natural timber floorboards with steps up to (a) Bedroom one, and (b) upper landing leading to Bedroom 2 and Bathroom. Radiator.

BEDROOM 1:

Large double bedroom with double glazed window to front. Timber floorboards. Radiator. Door to over-stairs wardrobe/cupboard.

BEDROOM 2:

A second well proportioned double bedroom with double glazed windows to side and rear. Radiator. Continuation of timber flooring.

BATH/SHOWER ROOM:

Beautifully appointed bathroom suite comprising free standing 'claw foot' bath with Victorian style 'Tavistock' mixer taps; separate large shower cubicle with hand held shower and rain showerhead; vanity wash basin; w.c. Decorative tiled flooring. Full tiling to walls. Recessed down lighters. Period style radiator/heated towel rail. Obscured double glazed window to side.

GARDEN:

An easy to maintain, well proportioned walled garden with astroturf and 2 x timber stores (one ideal for bins). Wide gated access leading to side path.

TENURE:

Long Leasehold: 750 years (640 years remaining)
Ground Rent: £2 p.a.
No letting restrictions

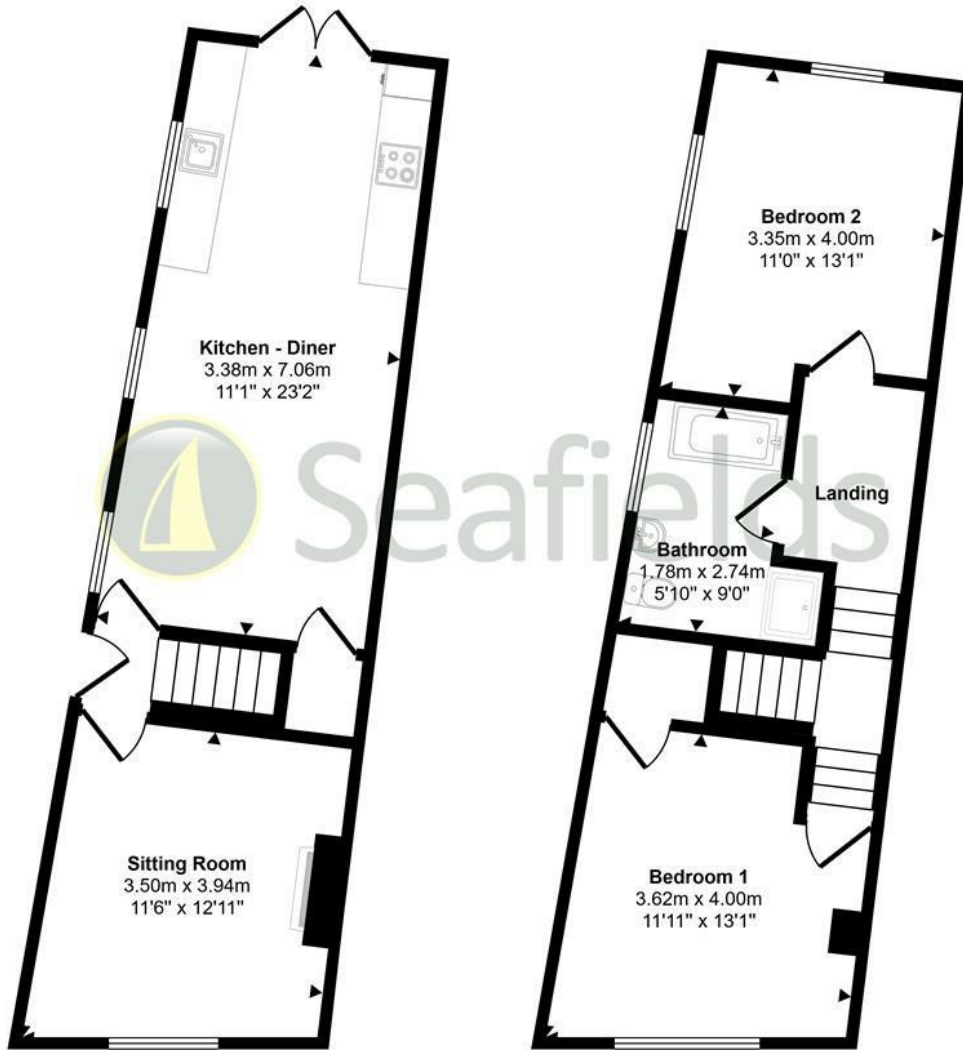
OTHER PROPERTY FACTS:

Council Tax Band: B
EPC Rating: D (57)
Listed (Grade I or II): No
Conservation Area: Yes
Flood Risk: Medium (the property is insured with flood cover)

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.

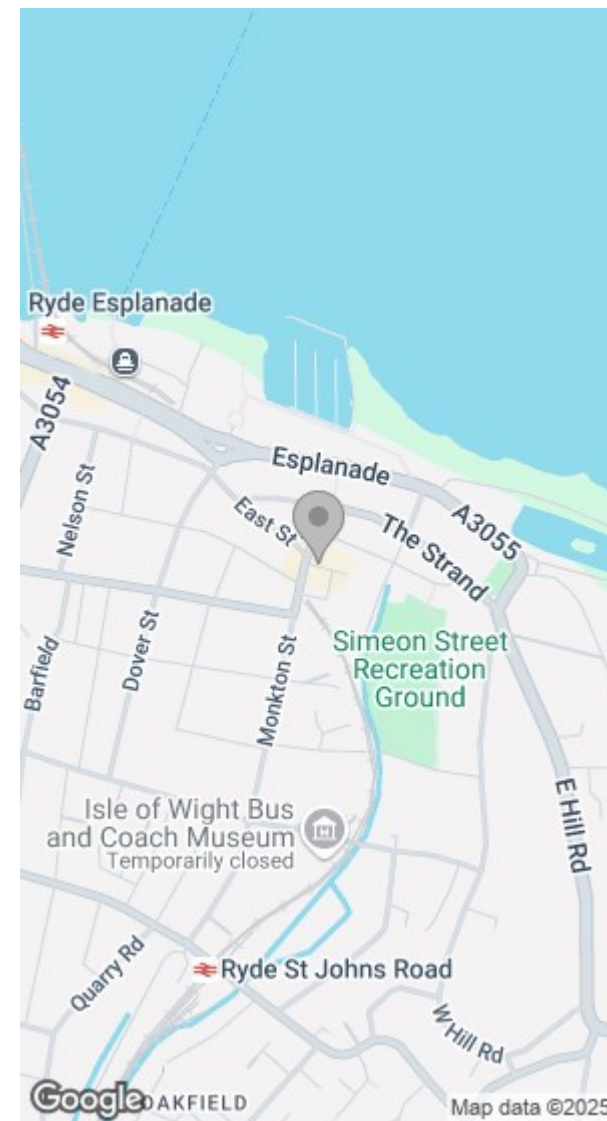
Approx Gross Internal Area
79 sq m / 854 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft

First Floor
Approx 40 sq m / 433 sq ft

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

