22 ADELAIDE PLACE, RYDE

BCM Wilson Hill

22 Adelaide Place, Ryde, Isle of Wight, PO33 3DP

£1,740 Per Calendar Month

THE PROPERTY

This stunning detached house, built in 1925, has been meticulously renovated to create a modern family home that beautifully marries period charm with contemporary elegance. Spanning an impressive 1,205 square feet, the property boasts three spacious bedrooms and two luxurious bathrooms, making it perfect for family living.

As you enter, you are greeted by a light-filled reception room that showcases the generous proportions typical of home of this period. The heart of the house is undoubtedly the spectacular kitchen and dining area, which opens directly onto large patio and the beautifully landscaped rear garden beyond, creating a seamless flow between indoor and outdoor spaces. The kitchen is bespoke hand crafted and finished, equipped with stylish, top quality double oven, fridge freezer, induction hob with intelligence link extractor, dishwasher and wine cooler, while the bathrooms and separate WC exude a sophisticated boutique hotel style, delivering comfort and luxury.

The exterior of the property is equally impressive, featuring a private gravel driveway that accommodates parking for two vehicles, along with additional space to the side, complete with an EV charging point. The rear garden is a true oasis, designed for both relaxation and entertainment. A substantial paved terrace is perfect for al fresco dining, leading to a newly laid lawn surrounded by mature trees and established planting, providing a tranquil backdrop for family gatherings.

Conveniently located, this home offers easy access to Ryde's vibrant town centre, just a ten-minute stroll away, where you will find an array of independent boutiques, cafés, bars and restaurants. The sandy beaches and seafront are also within a fifteen-minute walk, making it ideal for those who enjoy coastal living. Families will appreciate the proximity to highly regarded schools, while commuters benefit from excellent transport links, including the Wightlink FastCat and Hovertravel services to Portsmouth and onward national rail network.

In summary, 22 Adelaide Place is a remarkable property that combines modern living with the charm of a period home, set in a prime location that offers both convenience and a sense of community. This is a rare opportunity to rent this beautifully finished family home in one of Ryde's most sought-after areas.

The accommodation comprises;

Entrance hall
Lounge
Separate WC
Large L-shaped kitchen/diner with doors leading the a large patio and lawned garden beyond
Stairs lead to the first floor landing with an area that could be used as a work station;
Large rear double bedroom
Third double bedroom
Master double bedroom with ensuite shower room
Luxurious and stylish family bathroom with separate shower enclosure

Outside
Parking for 2 vehicles on a gravel drive
Large rear patio and lawned garden

Unfurnished

Available for immediate occupation.

PHOTO IN STREET VIEW WAS TAKEN BEFORE THE REFURBISHMENT

Servcices

Electricity, Water, Council Tax and media are exclusive of the rent.

EPC

Rating E

Local Authority

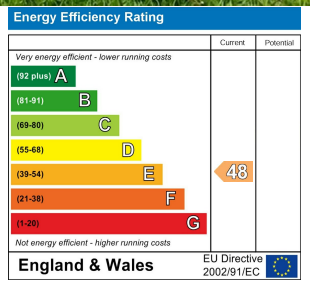
Isle of Wight. Council tax band D

Deposits

Holding deposit payable is £400 based on the advertised rent of £1,740pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £2,000 based on the advertised rent of £1,740pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £2,000, the applicant would pay a fee to Reposit equal to one weeks rent of £401.53 and then £30 per year thereafter - please enquire for details.

Pets

Pets will be considered at the landlords discretion.



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Isle of Wight - Lettings
01983828804
iowlettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

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