



## ANCHORAGE, AUGUSTA ROAD , PO33 3AU

£650,000  
FREEHOLD

LOCATION, LOCATION, LOCATION. A beautifully refurbished, modernised and extended 4 bedroom detached bungalow set on a good size plot. Located YARDS from the BEACH on AUGUSTA ROAD and within walking distance to Ryde Town.

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# ANCHORAGE AUGUSTA ROAD

- Stunning 4 bedroom detached bungalow
- Fabulous and sought-after location
- Large plot with wrap around gardens
- Just move in....



Having just undergone a major refurbishment, the property is 'ready to move in to' with upgrades including re-wiring, plumbing, new windows, doors, new flooring and new decor throughout. The spacious and light accommodation includes a wide hallway, a recently installed 'state of the art' kitchen/diner (with AGA), and a good size, charming sitting room opening into a newly added sun room / dining room with a vaulted ceiling. The 4 bedrooms (1 currently used as a craft room) are complimented by 2 luxury shower rooms. The 'wrap around' and well enclosed garden is lawned and has a variety of shrubs, trees and plants, ideal for the keen gardener and includes a parking area to the side as well as space and planning for a "garden structure" i.e. office, summerhouse, canoe/boat store, double garage or barn etc. As part of Pelham Fields, this bungalow enjoys the benefit of a key to the gateway giving direct access to the beach from Augusta Road. This really is a beautiful home in a superb, quiet, coastal location.

## The accommodation with approximate measurements

### Double glazed door to

### Entrance hallway

Exposed floor boards. Loft access, ( ladder and light.) Storage cupboard, consumer unit and gas meter. Radiator. Additional cupboard housing

Vaillant boiler and tank. Doors to:

### Lounge 6.40 x 3.52 (20'11" x 11'6" )

Exposed floor boards. Two double glazed Bow windows to front aspects. Two radiators. Double French doors to:

### Sun room 3.36 x 2.88 (11'0" x 9'5" )

Double glazed French doors to east and patio area. and double glazed windows to east, south and west. Electric wall heater. Two velux windows.

### Kitchen 6.75 x 3.12 (22'1" x 10'2" )

Beautifully fitted with matching base, drawer and larder units. Integral bin storage, free standing Aga (gas). Space for dishwasher. Sink and drainer with mixer tap. Double glazed windows to west. Space for American fridge freezer. Double glazed door to south.

### Shower / utility room 2.47 x 1.66 (8'1" x 5'5" )

Oversized walk in shower. Low level WC. Hand basin. Radiator. Double glazed window to west. Space and plumbing for washing machine.

### Master bedroom 4.42m x 3.68m (14'6" x 12'1")

Exposed floor boards. Double glazed windows to north and south. Double glazed bow window to east. Radiator. Built in wardrobe.

### Bedroom 3.27 x 3.36 (10'8" x 11'0" )

Double glazed window to north. Radiator. Built in wardrobe.

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### Bedroom 3.11 x 3.47 (10'2" x 11'4" )

Double glazed windows to both north and west.  
Radiator. Built in wardrobe.

### Bedroom 3.07m x 2.16m (10'1" x 7'1)

Double glazed window to west. Radiator.

### Shower room

Feature porthole window to east. Low level WC.  
Hand basin. Shower cubicle. Radiator.

### Outside

Wrap around mature gardens with a multitude of plants, trees and shrubs. Meandering paths lead to shady and sunny positions to relax and enjoy.  
Landscaped throughout with features to enjoy.  
Raised beds with feature railway sleepers. Outside taps to east and west

### Additional information

There is also space and planning for a "garden structure" i.e. office, summerhouse, canoe/boat store, double garage, barn or additional parking.

**IMPORTANT ADDED FEATURE:** - Augusta Road forms part of Pelham Fields residents association and residents benefit from a key to the gate at the

bottom of Augusta Road giving direct beach access. The vendors also own a single, en bloc garage on Augusta Road and this could also be purchased if required.

Freehold

Council Tax: F

EPC: D

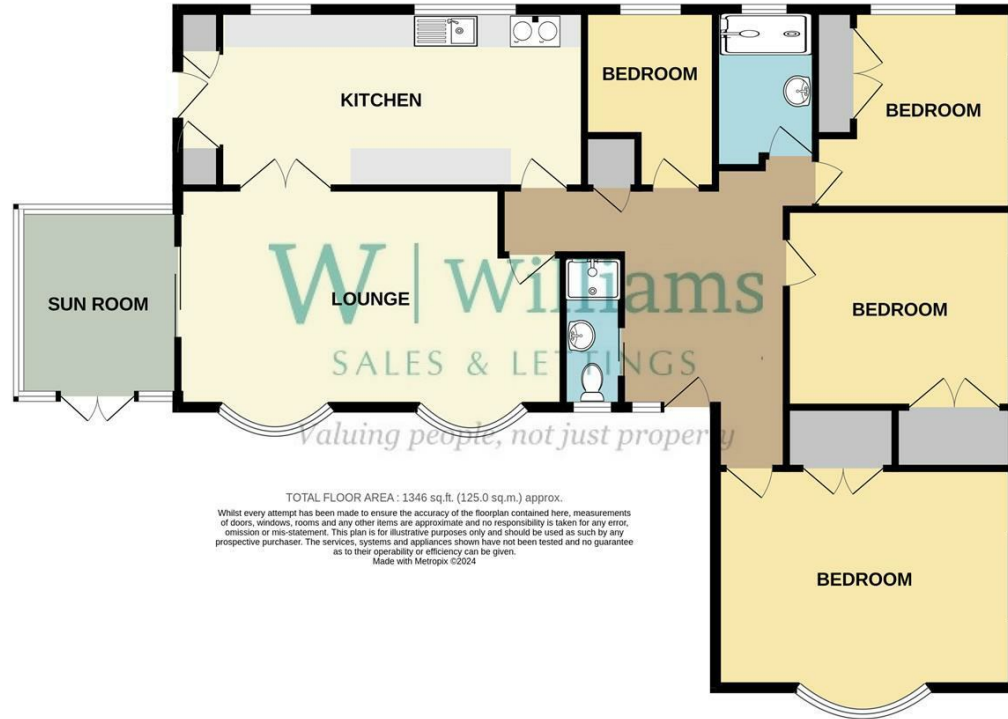
Private Road management fee approx. £80 per annum

Conservation area





GROUND FLOOR  
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA :1346 sq.ft. (125.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements