



PROUDLY PRESENT FOR SALE

23 John Street, Ryde

John Street, Ryde, Isle of Wight PO33 2PY

£265,000
FREEHOLD



This fabulously presented five-bedroom town house sits in a magnificent elevated position, with the popular town of Ryde on the doorstep and with the fantastic sandy shoreline of the north-east coastline and transport links to the mainland just a short walk away.

- Character town house
- Off street parking
- Far reaching views to the sea
- Flexible accommodation
- Spacious and light
- Popular and very convenient location
- Arranged over three floors
- Five bedrooms
- Close to town and beaches
- An absolute must to view

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

You can also email us at susan@susanpayneproperty.co.uk, visit our website at www.susanpayneproperty.co.uk or visit us at The Black Building East Quay, Wootton Bridge, Isle of Wight, PO33 4LA. Follow us on Facebook, Twitter and Instagram to keep up to date with news and new instructions.

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With low maintenance outside space, primarily consisting of enviable off-street parking for 2-3 vehicles, this substantial home, built in the early 1900s, is perfectly positioned for enjoying the amenities of Ryde.

The accommodation is both flexible and versatile, with generously proportioned rooms laid out over three characterful floors, with superb sea views from the upper levels.

A perfect balance of space, style, versatility and convenience, this is a town house that must be viewed to be fully appreciated.

Approaching from the front, there is fantastic off-street parking for 2-3 cars, with a UPVC door offering access to...

Porch

An extra wide porch, perfect for taking off those sandy boots after a winters beach walk, has plenty of space either side for hanging coats and stowing shoes. A central light is an added feature, and the porch is tiled for convenience.

An original, large, part glazed timber door leads to...

Entrance Hall

10'8 x 7'8 (3.25m x 2.34m)

In the early 1900s, Edwardian style was a breath of fresh air, which, due to the sympathetic renovation of this property, is perfectly illustrated the moment you walk into this home. The entrance hall has generous proportions and is filled with light from large windows over the stairs, accentuated by the light neutral colour scheme. Period features include a fabulous balustrade and handrail in natural timber on the staircase to the first floor, deep ornamental skirtings and an under-stairs storage area with stripped pine doors. There is a smoke alarm and a small radiator to one wall. Light wood laminate flooring enhances the feeling of space, and there are doors off to the lounge and lobby.

Lobby

A small lobby is decorated in smart neutral tones and has it's own pendant light and laminate flooring. There are doors off to the kitchen/diner, shower room and under stairs cupboard, which houses the electricity panel and meter.

Kitchen/Diner

18'4 x 10'2 max (5.59m x 3.10m max)

A superbly large, open space that's filled with light from the double aspect windows creates a wonderful heart to this home. Smooth white ceilings contain recessed lighting, and combine with a brick textured wall pattern in neutral tones to create a contemporary feel, while retaining a classic charm. The UPVC windows look over the courtyard and select properties beyond, and have characterful deep window sills, which is further enhanced by an original chimney breast. There is plenty of space for a dining table and chairs, the dining end has a radiator. The fully fitted kitchen is finished in a natural cream, with complimentary roll edged worktops over, featuring integrated wine racks, integrated gas hob with recirculation hood over, matching electric oven, a stainless sink/drain unit with matching mixer tap over, and there is space for a large fridge/freezer. There is a Potterton Combination boiler installed in the kitchen, and the room is finished with a light wood laminate floor. There is a door off to the utility room.

Utility

7'4 x 6'10 (2.24m x 2.08m)

An extremely useful space, the utility room is half-tiled in white and benefits from multiple wall units for storage, with space plumbing and power for a washing machine and a drier. There is a UPVC window to one side, and a matching door leading to the courtyard area.



Shower Room

The downstairs shower room adds another layer of versatility (and may shrink the morning queue for the bathroom!). An extractor fan and single ceiling light are in position, and a small opaque UPVC window fills the room with natural light. A walk-in cubicle with mixer shower fills one end, and there is a recess with a pedestal sink featuring classic style chrome taps with space for a mirror over. A heated chrome towel rail fits neatly above a low-level WC.

Lounge

14'6 x 10'4 (4.42m x 3.15m)

A snapshot of Edwardian grandeur, the high ceiling, original fireplace with ornate timber surround, marble hearth and central five-arm chandelier make the lounge feel very special. There is a large UPVC window to the front of the property, a double radiator, and the room is finished with a light coloured laminate floor.

First Floor Landing

Up the generously proportioned stairs to the first floor, which is filled with light from a large patterned stained-glass window, accentuated by the light neutral carpet. The large landing area features a neutral colour scheme, which perfectly complements the natural timber handrails and doors, and deep skirtings. There is a useful storage area to one end. Doors lead off to the cloakroom and bedroom 3, with a characterful archway leading to further hallway that has doors off to bedrooms 1 and 2, and the stairs to the second floor.

Bedroom One

13'2 x 10'10 max (4.01m x 3.30m max)

Tastefully presented in neutral colours with complimentary timber doors and skirtings, and with a large UPVC window to one side, bedroom one is a fantastic space, which also benefits from a generously proportioned, fully tiled shower enclosure to one corner. Further character is added by the large chimney breast, and the room is finished with a small radiator under the window and a high quality neutral carpet.

Bedroom Two

14'6" x 10'5" max (4.42m x 3.18m max)

Bedroom 2 is filled with light and reminds of the coastal location, with views down to the Methodist church with sea glimpses beyond. Natural pine skirtings and door are complimented by laminate flooring, there is a fantastic chimney breast creating two great sized alcoves, and a small radiator.

Bedroom Three

9'11 x 8'1 (3.02m x 2.46m)

This is a well-proportioned room, which is lovely and light from a full height window, giving views to the church and sea glimpses beyond. A small radiator, natural skirtings and laminate floor complete this versatile room, which makes a fabulous bedroom, but would be equally suitable as a home study or work room.

Cloakroom

Servicing the first floor, this smart cloakroom has a small opaque window, pendant and extractor unit, and is tastefully presented in all neutral décor, natural wood skirtings and laminate flooring. There is a low-level WC in complimenting natural colours, and also a compact basin with mixer tap over.

Second Floor Landing

A natural pine handrail and neutral carpet lead up the compact stairway to the second-floor landing, which features a central light and smoke alarm, with stripped pine doors off to bedrooms 4 and 5, the bathroom and an airing cupboard with plenty of shelf space.



Bedroom Four

11'2 x 11'1 max (3.40m x 3.38m max)

Nestling in the eaves of the pitched roof of the property, bedroom 4 features a characterful ceiling, which has an access hatch to the loft, complete with extending timber ladder. A UPVC window gives the room ample light, and the natural timber skirtings and large chimney breast add character to this well-proportioned room. Radiator.

Bedroom Five

14'7 x 11'10 max (4.45m x 3.61m max)

Magnificent views over Ryde and to the sea beyond define this large bedroom, which is accentuated by the neutral colour scheme and complimentary carpet. With an ever-changing landscape featuring the recreational playground that is the Solent – an area steeped in history and natural beauty, the views from this top floor bedroom are enviable. Radiator.

Family Bathroom

An all-white bathroom, with central light and opaque UPVC window, the expansive family bathroom is fresh and light. With white tiles around a full sized white bath with traditional style chrome taps, and matching pedestal basin, the light reflects around this bathroom to highlight the space. A low-level WC, natural skirtings and laminate floor finish this bathroom.

Outside

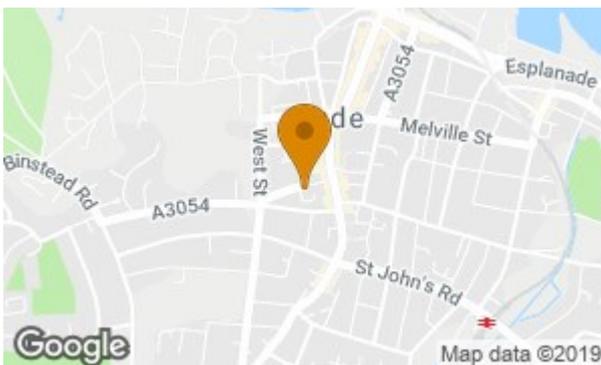
To the front there is a graveled parking area for 2 – 3 cars, with a pretty low-level stone wall to one side and bamboo screening to the other. To the rear of the property there is a charming small courtyard with enough space for a table and two chairs, and features a trellis and steps up to a side access gate.

Over all we feel this is a fantastic house with lots of versatile accommodation, not only does it make a fantastic main residence but could equally be a superb holiday home/ rental/ bed and breakfast or a lock up and leave. The property has lapsed plans to convert to 3 flats, subject to necessary consents these could be reinstated. The current owner has loved living here for the past 7 years and has maintained the property to a very high standard. New carpets have been fitted throughout recently and the boiler has been serviced regularly.

Additional Details

Tenure: Freehold

Council Tax Band: C



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	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		

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