

# Southlands Lodge

65, Park Road, Ryde, PO33 2BL



Offered for sale chain-free, this beautiful 19th-century townhouse offers spacious, modern interiors, courtyard gardens, as well as a garage with potential, and off-road parking.

- Historical detached townhouse
- Two large double bedrooms
- Stylish, contemporary finishes throughout
- Low-maintenance courtyard gardens
- Short walk to sandy beaches
- Convenient location for town amenities
- Two modern shower rooms
- Garage/workshop/studio or annexe potential
- Off-road parking for a vehicle
- Offered for sale chain free

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



Dating back to the late 1800s and believed to have been part of Ryde's historic Southlands Manor, this fabulous stone-built townhouse is tucked away from the road in a quiet spot and boasts striking, characterful features on the exterior façade. The property benefits from off-road parking to the front, a garage, and a pathway leading to a courtyard and the front door.

The front door opens onto a split-level landing, which provides access to the open-plan living area and a shower room on the lower ground floor, while the stairwell leads up to a landing space and bedroom two. The stairwell continues to the second floor, which leads to a further bedroom and a shower room. From the open-plan living space, French doors lead out to a courtyard at the rear of the property.

Just a short walk from the property is Ryde seafront, which boasts long stretches of sandy beaches with numerous seaside activities such as bowling, laser quest, and an open-air swimming pool. With good local primary and secondary schools nearby, there are also plenty of high street amenities within a short walking distance, including boutique shops and convenience stores, a superb choice of eateries, and even a local cinema. Another benefit of being so close to the seafront is easy access to high-speed foot passenger travel to the mainland via Wightlink's catamaran service and the Hovercraft, which takes just 10 minutes to cross the Solent to Southsea. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.4 miles away. Regular bus services operate along Park Road and connect with Ryde bus station, while the Island Line train service is also located nearby.

### **Welcome to Southlands**

Enjoying a peaceful position set back from the road, this property is accessed via a gated driveway with a path leading past the garage to a courtyard. The courtyard provides access to the garage, and a few steps lead up to the front door.

### **Entrance**

The characterful front door opens onto a split-level landing providing access to the lower ground floor and the first floor.

### **Open-Plan Living Space**

Enjoying plenty of natural light from a large window to the front aspect and partially glazed doors to the rear, this fantastic space offers a modern kitchen, dining area, and living space. The kitchen comprises a range of base and tall cabinets offering ample storage, along with integrated appliances including a slimline dishwasher, washing machine, and electric oven. Marble-effect worktops incorporate a sink and an electric hob with an extractor fan above.

The kitchen also benefits from an island with a breakfast bar, making it an ideal spot for a quick snack. There is space for a dining table and living room furniture, which can be arranged in a number of ways. Additional features include access to a shower room and under-stairs storage. The room is finished with light wood-effect parquet flooring, with wood-effect tiles in the kitchen area.

### **Shower Room**

Finished with neutral floor and wall tiles, this shower room comprises a large shower, WC, and wall-mounted hand basin. A rear-facing window floods the space with natural light, and the room is warmed by a chrome heated towel rail.

### **First Floor Landing**

The carpeted stairwell leads to a spacious landing, which offers potential for use as a home office if required. Bedroom two is accessed from this level.

### **Bedroom Two**

Located on the first floor, this generous double bedroom features two rear-facing windows and continues the parquet-style flooring.



### **Second Floor Landing**

Featuring a side-facing window, this space is accessed via a carpeted turning staircase.

### **Bedroom One**

Located on the second floor, this substantial double bedroom benefits from two rear-facing windows that enjoy sunshine throughout the day. The room also features a modern wall-mounted vanity hand basin.

### **Shower Room**

Comprising a modern suite including a large walk-in shower, WC, and wall-mounted hand basin, this shower room is finished with marble-style floor and wall tiles and warmed by a chrome heated towel rail. The space is enclosed by a bifold panel door.

### **Garden**

Benefiting from a low-maintenance design, the property boasts two courtyards that enjoy sunshine at different times of the day. The rear courtyard, accessible from the open-plan living area and a side gate, is decked and features several ponds set within the decking, creating a unique outdoor space. The front courtyard offers ample seating space and provides access to the garage.

### **Garage/Annexe**

Offering an exciting opportunity to create additional accommodation, this versatile space could be used as a home office, home gym, storage area, or converted into a self-contained annexe (subject to the necessary planning consents). The space already includes a shower room with a walk-in shower, WC, and vanity hand basin.

### **Parking**

The property provides gated off-road parking for one vehicle.

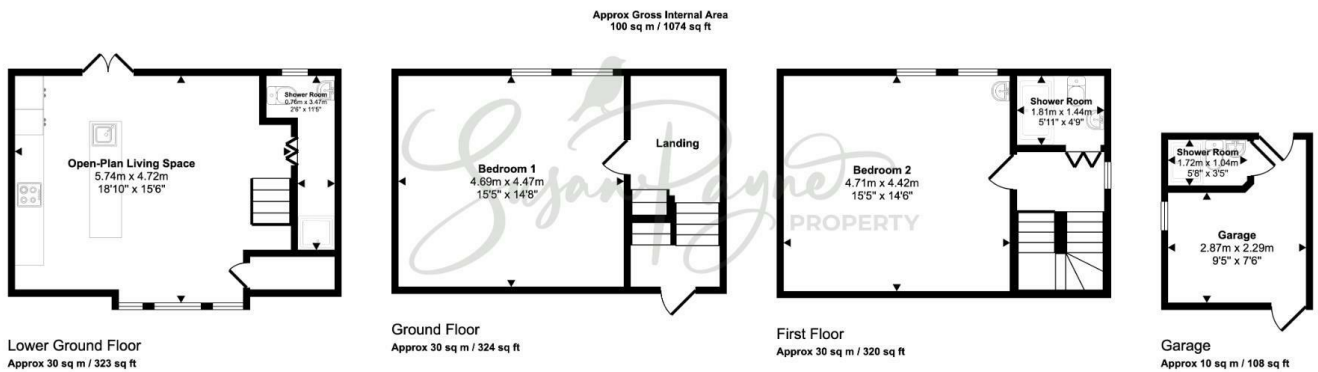
Southlands presents a fantastic opportunity to acquire a spacious three-storey townhouse, finished with modern interiors and well positioned for amenities, beaches, and transport links. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

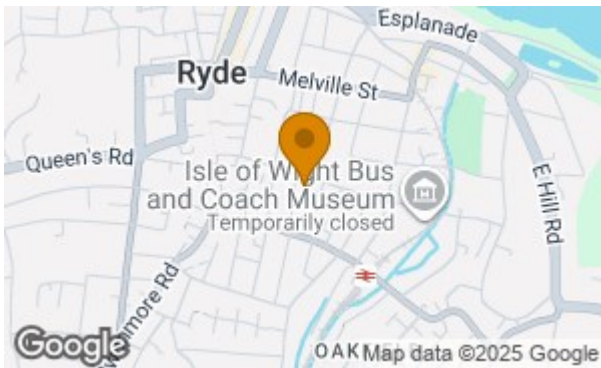
Tenure: Freehold |

Council Tax Band: B (approx £1,984.62 pa - Isle of Wight Council 2025/2026) |

Services: Mains water, drainage, and electricity



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		
	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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.