



Guide Price £295,000
VENICE LODGE, 35 SIMEON STREET, RYDE, PO33 1JQ



EXUDING SUCH ELEGANCE AND PERIOD ARCHITECTURE!

A most charming Victorian attached home - built in 1840 - with historical interest. This Grade II Listed property comprises an attractive sitting room and separate dining room, a modern kitchen opening into utility area and a downstairs cloakroom/wc. On the first floor, there are 2 DOUBLE BEDROOMS - one with 'concealed' shower cubicle, the other stepping down to large bathroom with period suite. As you step inside this residence, you will be greeted by a beautifully presented interior that perfectly blends modern convenience with classic Victorian charm. Further benefits include WORKING FIREPLACES in all principal rooms, GAS CENTRAL HEATING and a good sized WALLED GARDEN. Ideally located for those seeking convenience for town amenities and Island/mainland transport links - plus close proximity from the marina and sandy beaches - offering the perfect opportunity to enjoy leisurely strolls along the coast to Seaview, taking in the breathtaking Solent outlook. Viewing essential to appreciate all that is on offer.

ACCOMMODATION:

Part-glazed entrance door to:

HALLWAY:

A welcoming hallway offering wood flooring and stairs leading to first floor - with cupboard below. Radiator. Doors to:

CLOAKROOM/WC:

Good sized room comprising period suite of high level w.c. cistern and wall mounted circular basin with mixer tap. Tiled splash backs. Recessed down lighters. Obscured window.

SITTING ROOM:

A most comfortable sitting room with sash window to front. Attractive working fireplace with marble mantle and inset cast iron grate. Radiator. Wood flooring.

DINING ROOM:

Another lovely reception room with continuation of wood flooring and sash window overlooking rear courtyard. Open fireplace with ornate mantelpiece and inset cast iron grate. Radiator. Double opening glazed doors to:

KITCHEN:

Modern fitted kitchen comprising matching range of cream coloured cupboard and drawer units with granite work surfaces over incorporating inset Butler sink with Victorian style mixer taps. Gas 5-ring hob. Double oven. Bosch dishwasher. Tiled splash backs. Radiator. Window and glazed door to garden. Doorway to:

UTILITY ROOM:

Continuation of matching cupboard units with timber work surfaces. Open larder plus shelving. Radiator. Space for large fridge/freezer. Concealed 'Hoover' washer/dryer. Wall mounted Ideal Esprit Eco2 gas boiler. Vaulted panelled ceiling. Window to rear.

FIRST FLOOR LANDING:

White banister with varnished hand rail and wood flooring. Tall sash window to side offering ample natural light. Access to loft space. Radiator. Doors to Bedrooms 1 and 2.

BEDROOM 1:

Well proportioned double bedroom with secondary glazed window to rear. High ceiling.

Radiator. Continuation of wood flooring. Open fireplace with cast iron grate and white iron surround. Built-in wardrobe/cupboard. Timber double opening doors and steps down into:

BATHROOM:

Lovely room with period fittings including 'claw foot' bath with mixer hand held shower attachment plus over head showerhead with screen; attractive tiled surround. Period high level cistern w.c. Victorian style 'Old England' wash stand with inset circular basin. Timber flooring. Sash window to side.

BEDROOM 2:

A second double bedroom with high ceiling and curved bay sash window to front. Radiator. Wood flooring. Tiled open fireplace with timber mantle and inset cast iron grate. Double opening timber doors to tiled SHOWER CUBICLE (currently being utilised as a large wardrobe) with recessed down lighters and extractor.

OUTSIDE:

A lovely southerly 'sun trap' paved patio garden with walled surrounds. A very productive Quince Tree. A great spot to relax, enjoy al fresco dining and entertaining. Wide side path with gated access to front.

OTHER PROPERTY FACTS:

EPC Exempt (due to Grade II Listed status)

Council Tax Band: B (£1846)

Construction Type: Standard construction

Conservation Area: Yes

Listing: Grade II Listed

Flood Risk: Medium (no flooding has occurred during the Island's recent stormy weather/high tides.

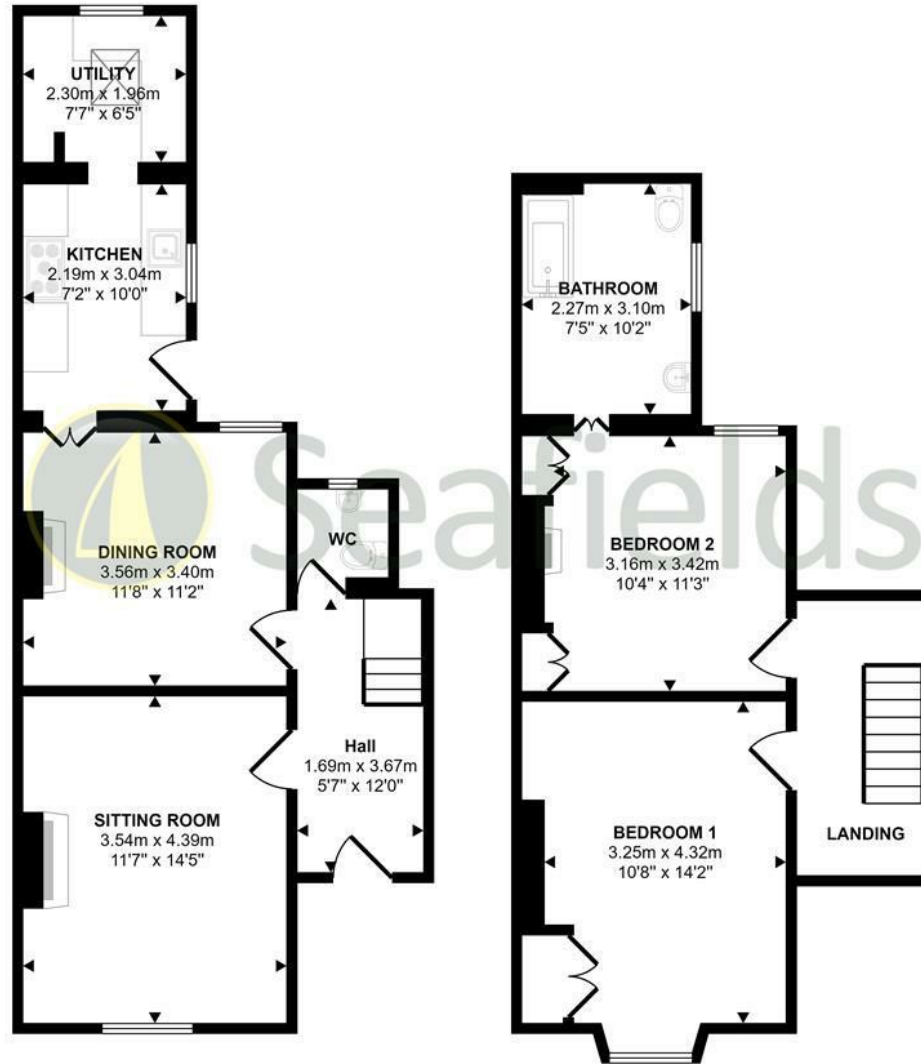
Services: Unless otherwise stated all utilities are mains connected.

Seller's situation: Change of area

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
93 sq m / 1003 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft

First Floor
Approx 43 sq m / 463 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.



