

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

23, John Street

Ryde, Isle of Wight PO33 2PY



£360,000
FREEHOLD



Boasting far-reaching sea views over this popular seaside town, this fabulously presented five-bedroom period townhouse complete with driveway parking is situated just moments from sandy beaches, High Street amenities and mainland travel links.

- Four bedroom, end-of-terrace character townhouse
- 3 Reception Rooms
- Far-reaching views to the sea
- Popular and very convenient seaside location
- Off-street parking for up to three vehicles
- BRAND NEW BOILER AS OF MAY 2024
- Versatile accommodation arranged over three floors
- Kitchen-diner and separate utility room
- Bathroom, shower room and cloakroom
- Close to beach, town centre, schools & mainland travel links

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

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Dating back to the early 1900s and well-maintained by the current owner of twelve years, this substantial characterful home has been recently redecorated throughout to offer fresh modern finishes that perfectly combine with the traditional period charm of the building. Creating immaculate stylish interiors, the recent home improvements include a range of soft wall shades which enhance the natural light, the restoration of timber floorboards in the living room to complement the traditional fireplace, and a range of high-quality flooring such as vintage-style tiling in the entrance hall, creating an eye-catching first impression as you enter the home. Additionally, the ceilings have been replastered in the top floor bedrooms to create a smooth finish and the kitchen now benefits from new appliances, a beautiful countertop and highly polished metro splashback tiling. Providing a perfect balance of space, style, and versatility, the accommodation is both flexible and versatile, with generously proportioned rooms laid out over three characterful floors, with all five bedrooms providing a double size and superb sea views from the upper levels. Outside offers low maintenance spaces with its enviable off-street parking for up to three vehicles and a small courtyard providing enough space for a table and two chairs.

With its combination of perfect positioning to enjoy the many amenities of Ryde, plenty of flexible accommodation and low-maintenance outside spaces, 23 John Street not only makes a fantastic main residence but could equally offer a superb lock up and leave seaside holiday home with potential to generate an income as a holiday let or bed and breakfast.

Ryde seafront is only a short walk away from the property 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 such as the independent Ryde School, there are also plenty of High Street amenities within easy walking distance too 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 having easy access to foot passenger services to the mainland with the catamaran travel at the end of the pier and the hovercraft service which only takes ten minutes to cross the Solent from the Esplanade. Additionally, the Fishbourne to Portsmouth car ferry service is located under three miles away from the property. Regular public transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train line service within a short walking distance.

The accommodation comprises an entrance porch and hallway leading to a living room, a handy ground floor shower room and a kitchen-diner which continues to a utility room providing a separate space for laundry related tasks. The first floor landing creates access to three double bedrooms (with one benefitting from a shower cubicle), a cloakroom plus a further staircase to the second floor which comprises two further double bedrooms one of which doubles up as a study, and a bathroom.

Welcome to 23 John Street

Featuring a freshly painted exterior to the front, 23 John Street provides a fantastic off-street gravel parking area in front of the property with boundary stone walls on either side and a white UPVC entrance door with glazed panels which opens to the porch.

Porch

Perfect for removing sandy shoes after those nearby beach walks, this wide porch has plenty of space on either side for hanging coats and storing footwear. With vinyl slate-effect floor tiling, this space also has a central pendant light and a large, partially glazed timber door providing an attractive original feature and opening to the entrance hall.



Entrance Hall

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

Presenting traditional period style, this spacious entrance hall perfectly illustrates the sense of grandeur that this home has to offer with its generous proportions, an elegant chandelier light fitting, vintage-inspired high quality vinyl floor tiling, and plenty of natural light from a large window over the stairwell which is accentuated by the light neutral colour scheme. Period features include a fabulous spindle 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. Fitted with a radiator, this space has a wooden panel door to the living room and an open doorway which provides a seamless connection to an internal lobby area.

Living Room

14'0 x 10'4 max (4.27m x 3.15m max)

With a high ceiling fitted with a chandelier light shade and an original cast iron fireplace with an ornate timber surround and marble hearth, this delightful living room provides a traditional, period feel and enjoys a large window to the front elevation. Warmed by a radiator, this room is finished with restored timber floorboards and a pristine wall decor featuring a neutral shade and accent papered walls in a light blue with a subtle stripe, creating a smart appearance. A television aerial connection is also located here.

Lobby

Accessed via an open doorway and one step up from the entrance hall, a small lobby area replicates the decor from the hall to provide continuity and has an independent pendant light fitting. A series of white panel doors open to the kitchen-diner, a shower room, and a further under stairs cupboard which houses the electrical consumer unit.

Shower Room

The downstairs shower room adds another layer of versatility and is perfect for busy family life in the mornings as well as providing a shower to hop into straight after a day at the beach. Fitted with folding glazed doors, a cubicle with a mixer shower and a neutral tile surround fills one end of the room, and there is a recess with a pedestal hand basin featuring classic style chrome taps with white splashback tiling and space for a mirror over. Warmed by a small chrome heated towel rail which fits neatly above a low-level w.c, this room also contains an extractor fan, a single ceiling light and a wood-effect laminate floor.

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 spotlights and combine with a light blue wall decor including a neutral brick effect papered feature wall to create a contemporary feel while retaining a classic charm. The windows look over the courtyard to the side and select properties to the rear, and have deep window ledges providing characterful interest which is further enhanced by an original chimney breast. The dining area of the room provides plenty of space for a dining set and there is a radiator located here. Finished in a fresh white, a range of fitted wall and base cabinets provide cupboards and drawers with long brushed steel handles complemented by a dark speckled countertop edged with gloss-white metro splashback tiling. The cabinets feature integrated wine racks, an electric oven with a gas hob and black cooker hood over and the countertop incorporates a dark composite sink and drainer with a swan neck mixer tap over. With space to position a large fridge/freezer, this room also includes a high-quality wood-effect vinyl floor, a 'Potterton' gas combination boiler, a wall-mounted television, and a panel door to the utility room.



Utility

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

An extremely useful space, the utility room is finished with mid-height wall tiles in white with a light blue paint above and benefits from multiple wall units for storage which match the kitchen cabinets. The vinyl flooring from the kitchen also continues here and there is space and plumbing for laundry appliances. With a window to the side aspect and a radiator to provide warmth, this room also includes a pendant light fitting and a glazed door leading to the courtyard area.

First Floor Landing

The generously proportioned staircase fitted with a plush grey carpet ascends to the first floor which is bathed in natural light from a large patterned stained-glass window to the side aspect complemented by two graceful chandelier light shades. Featuring deep skirtings, the large landing area continues with the carpet from the staircase and features a fresh neutral colour scheme on the walls which contrasts beautifully with the natural timber handrails and doors. Adding to the characterful appeal of this space, a wide archway leads to a useful storage area beneath a further staircase to the second floor and there is a radiator to provide warmth. The doors lead to the cloakroom and three double bedrooms.

Bedroom One

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

Tastefully presented in warm neutral shades with a complementary quality carpet and timber skirtings, this beautiful double bedroom has a large window to one side and benefits from a modern double-sized, fully tiled shower enclosure to one corner fitted with an electric shower unit plus an extractor fan and recessed spotlight. Further character is added by the large chimney breast, and the room also includes a radiator and a pendant light fitting.

Bedroom Two

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

A further spacious double bedroom which is filled with natural light from a large window to the front aspect providing a fabulous outlook down to the Methodist church with sea glimpses beyond. Natural pine skirtings and a door are complemented by wood-effect laminate flooring, and the walls are beautifully decorated in a delicate soft-pink shade. Furthermore, there is a radiator and a large chimney breast creating two great sized alcoves.

Study

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

This is a smaller double bedroom, which is lovely and light from a full height window, also giving views to the church and sea glimpses beyond. Featuring a wood-effect laminate floor, this room is finished with natural wood skirtings complemented by a fresh wall decor in a combination of light blue and crisp white which enhance the light and provide a charming seaside-inspired theme. A pendant light fitting and a radiator are also located here.

Cloakroom

Servicing the first floor, this smart cloakroom has a small opaque window to the rear, a pendant light fitting and an extractor fan, and is tastefully presented in all neutral décor plus natural wood skirtings and wood-effect laminate flooring. There is a low-level w.c in complementing natural colours and a compact wall-mounted hand basin with a mixer tap and white splashback tiles.

Second Floor Landing

A natural pine handrail and grey carpet lead up a compact stairwell to the second-floor landing which features a central ceiling light and a smoke alarm, plus a series of stripped pine doors which lead to two additional double bedrooms, the bathroom and an airing cupboard with plenty of shelf space. The carpet from the staircase continues here.



Bedroom Four

14'7 x 11'0 max (4.45m x 3.35m max)

Magnificent views over Ryde and to the sea beyond define this large bedroom which is dressed with a fresh white wall decor including a brick-effect papered feature wall in light grey and complementary carpet. With an ever-changing outlook of this historical location and bustling sea life on the Solent, the views from this top floor bedroom are enviable. A radiator and pendant light fitting are also located here.

Bedroom Five

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

Situated to the rear of the property, bedroom five features a characterful-shaped ceiling which has an access hatch to a large, boarded loft complete with an extending timber ladder. A window to the side aspect gives the room ample light, and the natural timber skirtings combined with a large chimney breast add character to this well-proportioned room. Fitted with a pendant light fitting and a radiator, this bedroom is finished with a beige carpet and a neutral wall decor including a brick-effect papered feature wall and contrasting soft dusky pink walls.

Family Bathroom

Decorated in white and fitted with a central light plus an opaque window to the side, this large family bathroom is fresh and light. White wall tiling surrounds a full sized bath with traditional style chrome taps and wooden side panelling, and there is a matching pedestal basin plus a low-level w.c. Natural wood skirtings complemented by a wood-effect laminate floor finish this bathroom, and additional items include a round flush ceiling light and a radiator.

Driveway and Courtyard

To the front there is a gravel parking area for up to three vehicles and to the rear of the property is a charming small courtyard with enough space to arrange a bistro table and two chairs. Accessed via a recently installed timber gate with a couple of steps down, the courtyard features a wooden trellis, artificial grass and a glazed door to the utility room.

23 John Street is a must-see characterful property offering an abundance of stylish finishes, set in a convenient and desirable location in Ryde. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

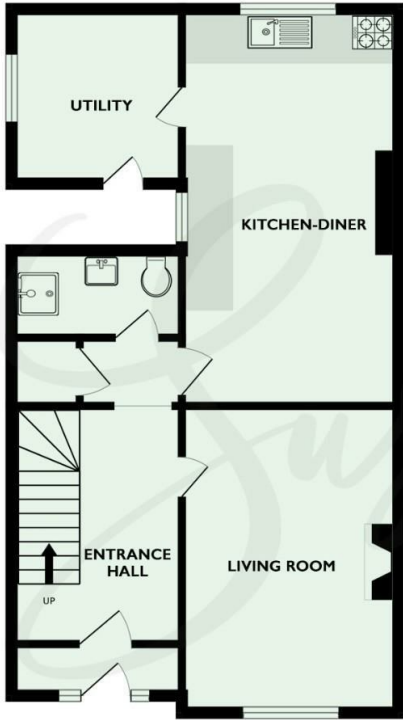
Tenure: Freehold

Council Tax Band: C

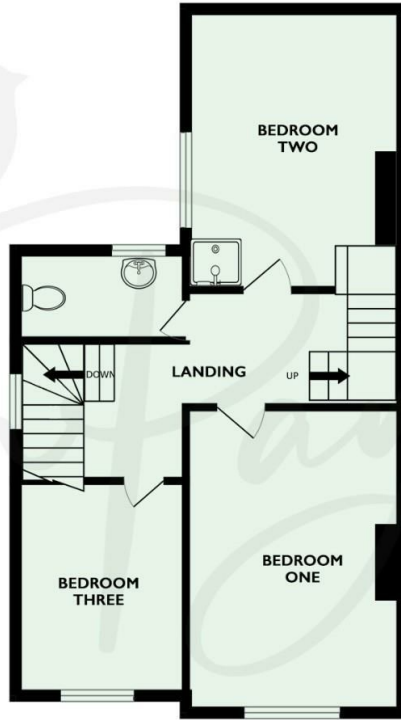
Services: Mains water and drainage, gas central heating, electricity



Floorplan for illustrative purposes only and not to scale



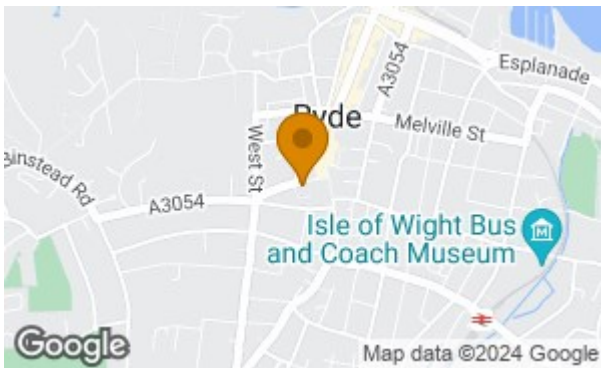
Ground Floor



First Floor



Second Floor



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	81

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	79

Agent Notes:

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