



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# The Maisonette

24 Cross Street, Ryde, Isle of Wight PO33 2AA



Boasting an abundance of amenities right on the doorstep, this beautifully renovated two-bedroom maisonette offers a modern open-plan lifestyle and a fantastic south-facing glass balcony.

- Beautifully renovated maisonette
- Spacious, two-storey accommodation
- Fantastic south-facing glass balcony
- Open plan living and dining space
- Ideal second home, holiday let or permanent residence
- Two double-sized bedrooms
- Parking permits available, monthly and annually
- Contemporary kitchen with bifold doors
- High Street, beaches and travel links on the doorstep
- Offered for sale CHAIN FREE

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

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Benefitting from a private entrance door on the ground floor, the accommodation of this striking maisonette is beautifully arranged over the first and second floor levels, offering plenty of space and a highly desirable open-plan living space bathed in natural light. Recently renovated, the accommodation offers pristine, light and airy interiors featuring a stunning kitchen fitted with contemporary, midnight-blue cabinetry. The kitchen has been well-designed to incorporate bifold doors opening to a fabulous south-facing glass balcony, providing an invaluable and secluded outside space to enjoy casual dining in the sunshine. Located on the second floor, a landing leads to two double-sized bedrooms and a well-presented bathroom which doubles up as a wet room. Ensuring a cosy home throughout, the property also benefits from a new gas combination boiler and radiators which were installed approximately two years ago.

Given its location within the heart of this bustling town, this beautiful maisonette has offered the current owners of 32 years a surprisingly quiet environment, providing an ideal coastal town home with the convenience of plenty of amenities on the doorstep. Furthermore, with sandy beaches and mainland ferry travel just moments away, this popular seaside location presents a fantastic opportunity to be operated as a holiday let.

Offering a highly desirable seaside lifestyle, The Maisonette, 24 Cross Street is situated within the town centre of Ryde which provides a great selection of boutique shops, convenience stores, a superb choice of eateries, and even a local cinema. Just a five-minute walk away, the seafront with its expansive beaches offers a great choice of seaside activities and provides high-speed, foot passenger ferry travel for those quick trips to and from the mainland! Additionally, the car ferry service from Fishbourne to Portsmouth is only a few miles away, and island transport connections are also within easy reach with the Southern Vectis bus station and Island Line train line service both situated along Ryde Esplanade.

### **Welcome to The Maisonette, 24 Cross Street**

Accessed via a walkway from Cross Street or via a convenience store car park to the rear of the property, a dark blue private entrance door opens to an entrance lobby.

### **Entrance Lobby**

Located on the ground floor, this entrance lobby has a dark tiled floor and a door opening to a carpeted staircase continuing to the accommodation. With a radiator providing warmth as you enter the home, this area includes handy shelving and a ceiling light.

### **Open Plan Living and Dining Space**

*23'01 x 13'09 max (7.04m x 4.19m max)*

Upon reaching the top of the staircase, you are greeted by a spacious open plan living area, providing an ideal lounge and dining space. Bathed in natural light, this room boasts a charming sash bay window to the front aspect with a deep ledge, and a window to the rear overlooking the balcony. Finished with solid maple flooring and crisp white walls which continue throughout the home, this space has a wide squared opening providing a sense of separation between the two spaces and has recessed spotlights throughout. Warmed by two radiators, this room also includes a recessed cloak cupboard housing an electrical consumer unit, a television aerial connection, and a half-sphere wall light. In addition to the traditional bay window, charming features include obscure glazed wall blocks on the stairwell wall to the second floor and an open arched walk-through to the kitchen.



### **Kitchen**

*14'0 x 9'05 (4.27m x 2.87m)*

Finished with a hard-wearing vinyl floor in a grey wood effect and gloss-white splashback tiles, this gorgeous kitchen is spacious and provides ample storage space within fitted base and wall cabinets, in a chic midnight blue. Providing a combination of cupboards and drawers with long brushed steel handles, the cabinets also include an integrated dishwasher and an electric oven with a gas hob and cooker hood above. A white stone-effect countertop incorporates a 1.5 stainless steel sink and drainer and provides space beneath for two appliances with washing machine connections in place. With space to accommodate a breakfast table, this room also allows for a fridge-freezer to be positioned at the end of the units. Also located here is a Vaillant gas combination boiler, recessed spotlights, and bifold doors opening to the balcony.

### **Balcony**

*14'11 x 4'07 (4.55m x 1.40m)*

Revealing beautiful external wood-effect cladding to the rear of the property, this superb balcony is edged with a tall opaque glazed balustrade and has grey stone-effect floor tiling. With plenty of space to arrange outdoor seating, this is a fantastic spot for enjoying casual alfresco mealtimes or simply relaxing in the sunshine.

### **Second Floor Landing**

A carpeted staircase from the dining area ascends to the second floor landing which is finished with beautiful engineered oak flooring which proceeds to both bedrooms, providing stylish continuity. Also leading to the bathroom, the landing is edged with a white-painted spindle balustrade and also includes recessed spotlights and a recessed linen cupboard.

### **Bedroom One**

*14'03 max x 9'06 (4.34m max x 2.90m)*

Again, fitted with recessed spotlights, this bedroom boasts two sash windows fitted with charming shutters to the front aspect, providing character and plenty of natural light. Warmed by a radiator, this bedroom benefits from built-in wardrobes occupying one of the walls with space for a dresser in the middle beneath a wall mirror. A small recessed wall cupboard is also located here.

### **Bedroom Two**

*13'0 x 8'06 max (3.96m x 2.59m max)*

With a window to the rear aspect, this second bedroom also offers a double size and is fitted with a vertical radiator plus a round flush ceiling light.

### **Bathroom**

With an opaque glazed window to the rear aspect, this large well-presented bathroom provides a dual flush w.c, a pedestal hand basin, and a double-ended panel bath with a chrome heated towel rail above. With an overall white theme, this room is fully tiled featuring contrasting mosaic line detailing on the walls and within handy recessed shelves. Fitted with spotlights and an extractor fan, this bathroom also doubles up as a wet room with chrome shower fixtures mounted on the wall.

### **Parking**

On-street parking and council car parks are located nearby to Cross Street. Residents can apply for a parking permit from the Isle of Wight Council - please contact the council or see their website for details.



This unique, beautifully renovated maisonette is full of unexpected surprises, from the ample size of the interior to the added bonuses of a stylish balcony and contemporary kitchen. Beautifully presented throughout, this property offers an opportunity to acquire a delightful low-maintenance home in an incredibly convenient location for Ryde town, sandy beaches and those all-important transport links to the mainland. An early viewing is highly recommended with the sole agent Susan Payne Property.

**Additional Details**

Tenure: Leasehold

Lease Term: Approximately 965 years remaining

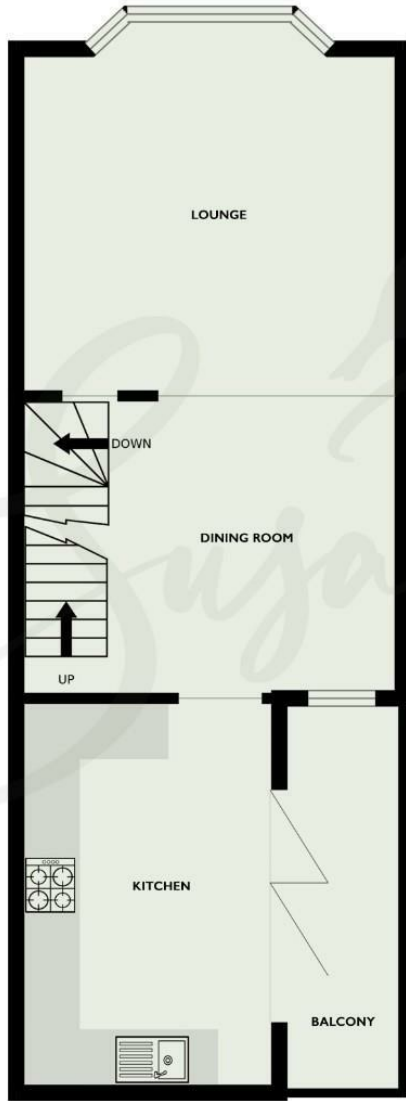
Service Fees: Split 50/50 with the shop below as and when required.

Council Tax Band: A

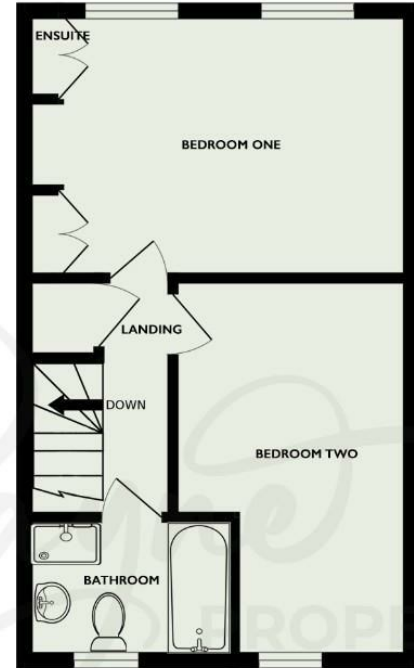
Services: Mains water, drainage, electricity and gas



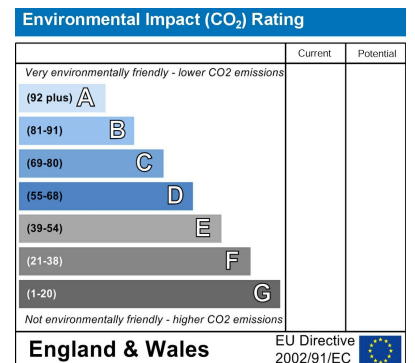
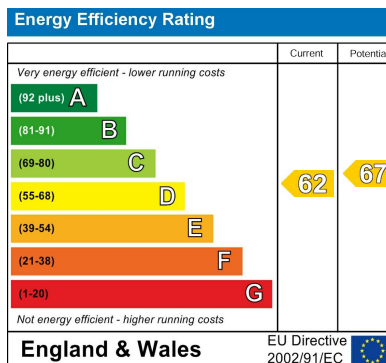
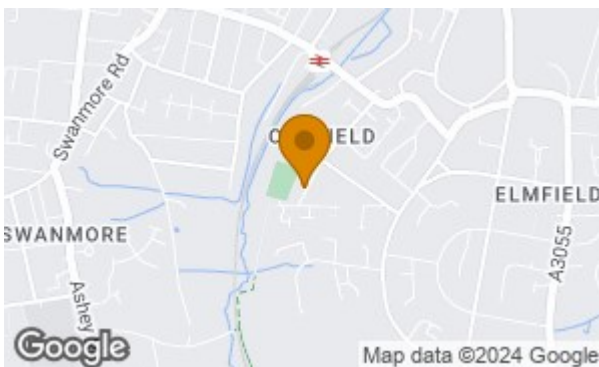
First Floor



Second Floor



Floorplan for illustrative purposes only and not to scale



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