



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

103, Monkton Street

Ryde, Isle of Wight PO33 2DD



£325,000
LEASEHOLD



Offering an exciting opportunity, this spacious, historical Victorian four-bedroom family home is full of period charm and is conveniently located close to Ryde town centre, schools and beaches.

- Characterful Grade II listed Victorian home
- Full of potential to be configured to suit requirements
- Occupying a spacious corner plot
- Private driveway parking for one vehicle
- Beaches, town centre and schools nearby
- Four double bedrooms and three reception rooms
- Exhibiting a wealth of period features
- Wraparound front garden plus secluded courtyard
- Envious location in a historical conservation area
- Close to mainland travel connections

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

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Set in an enviable position within a short walking distance to an abundance of local amenities, this striking Victorian property occupies a spacious corner plot which expands from Monkton Street on to Melville Street. Presenting a fantastic opportunity for the new owners to put their own stamp on and configure to suit requirements, or restore to its former glory, 103 Monkton Street exhibits a wealth of period features such as sash windows and working fireplaces, and a characterful curved façade.

Just a short walk from the property is Ryde Esplanade which boasts long stretches of fine golden sand with numerous seaside activities such as bowling, playgrounds and an open-air swimming pool. With good local primary and secondary schools nearby, there are also plenty of high street amenities within short walking distance including boutique shops and convenience stores, a superb choice of eateries. Another benefit of being so close to the seafront is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.4 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 service located on the Esplanade.

The accommodation in this elegant home offers flexible, extensive space with the ground floor comprising a decorative porch, sitting room, dining room, kitchen, utility, breakfast room and a shower room. To the first floor, there is a central landing which gives access to four double bedrooms, a bathroom and a separate WC.

Welcome to 103 Monkton Street

From popular Monkton Street and Melville Street, characterful old-brick walls are topped with period wrought iron decorative railings which complement the characterful façade of the property. A block paved driveway provides enviable private parking and leads up to the porch.

Porch

The ornate glazed porch has a pitched tiled roof and triple aspect glazing, creating a welcoming ambience to this charming home. The floor is tiled and a door leads into the sitting room.

Sitting Room

19'1" max x 11'4" (5.83m max x 3.46m)

With dual aspect glazing including fabulous French doors which are set into the curved front wall and lead out to the front garden, the sitting room is both bright and cosy. The room is arranged around a substantial woodburning stove, set in a characterful chimneybreast with an oak surround, raw-brick fireplace and a stone hearth, and also benefits from wall lighting. Stairs lead to the first floor and doors provide access into the kitchen and to the dining room.

Dining Room

11'11" x 11'2" (3.65m x 3.42m)

The dining room well-proportioned and has a sash window which overlooks the driveway plus an attractive ornate cast fireplace in a chimney breast. There is also a central pendant light and a radiator.

Kitchen

10'11" x 10'4" (3.33m x 3.16m)

The kitchen comprises a useful mix of floor and wall cabinets, presented in a soft grey colour and complemented with a white roll-edged worktop, white and grey tiled splashback and a modern patterned vinyl floor. There is a 1.5 bowl composite sink and drainer with a swan-neck mixer tap, which sits beneath a window which provides a view over the rear courtyard and fills the room with light. The kitchen benefits from an integrated oven, grill and induction hob, and there is space for a dishwasher. There is a panelled ceiling with central spotlights and a radiator. A door leads to the utility room and an open archway connects with the breakfast room.



Breakfast Room

10'3" x 9'8" (3.13m x 2.97m)

With a sash window providing lovely views over the front garden, the breakfast room is well proportioned. There is a chimney breast with an ornate fireplace, a central pendant light, and a radiator.

Utility Room

8'5" max x 6'6" (2.59m max x 2.00m)

Perfectly positioned adjacent to the kitchen, the utility room has twin aspect glazing plus a glazed door which gives access to the rear courtyard. There is a fitted, tiled worktop and plenty of space for a washing machine and fridge-freezer. The utility room benefits from a strip light and a tiled floor which is both hardwearing and attractive. A door leads to the shower room.

Shower Room

The ground floor shower room has a vanity basin with a mixer tap, with storage under and a mosaic tile splashback over, a matching WC, and a shower is neatly fitted into an alcove. There is a compact radiator and the tiled floor continues from the kitchen.

First Floor Landing

extending to 15'8" (extending to 4.78m)

A compact staircase has an ornate balustrade and leads up to the first-floor landing, which provides access to all four bedrooms, to the WC and to the bathroom. The landing also benefits from two lights and two radiators.

Bedroom One

16'0" max x 10'7" (4.89m max x 3.24m)

The primary bedroom has the curved bay which spans one end of the room, with two sash windows providing lovely rooftop views over the conservation area. Period features continue with deep skirting boards and an ornate cast fireplace. The bedroom has wall lights, a gas fired heater, built-in wardrobes and a contemporary vanity basin with a mixer tap and storage under.

Bedroom Two

18'8" max x 7'4" (5.69m max x 2.26m)

Bedroom Two is split level, with triple aspect glazing creating a light, bright ambience. The lower level provides a dressing area with a vanity basin, wall light, radiator and a window overlooking the sunny rear courtyard. An open archway connects the levels, with the upper level having windows with views over Monkton Street, a radiator and two wall lights.

Bedroom Three

10'5" max x 9'9" (3.20m max x 2.99m)

Another good-sized double bedroom, with a window overlooking the front garden, a radiator, central pendant light and a vanity basin with a light over.

Bedroom Four

11'5" x 11'3" (3.49m x 3.43m)

The fourth bedroom is spacious and light, with built-in wardrobes, which are also home to the hot-water cylinder. There is a central pendant light, a radiator and a vanity basin.

Bathroom

Arranged around a grand roll-top bath, with chrome feet and a chrome mixer-shower tap, the bathroom has a tiles splashback and a large window with patterned glass for privacy. There is also a central light and a radiator.



WC

Conveniently separated from the bathroom, the WC has a small window, wall light, low-level WC and a compact wall mounted basin.

Outside

To the front, the garden is enclosed with ornate wrought-iron railings, enhancing the period character of this home. The block-paved driveway provides enviable private parking and leads onto Monkton Street. The wraparound garden is a fabulous mix of lawns, mature planting and an ornamental pond. A slate-chip path connects to Melville Street and leads up to the side shed, which provides useful outside storage and has power and lighting. The shed has a rear door which leads onto the private courtyard. The courtyard is a sun trap, with characterful walls and tiled in a glorious Mediterranean style.

103 Monkton Street provides a wonderful opportunity for a new owner to acquire a substantial home, full of period character and charm and packed with potential. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Leasehold

Lease Term: 999 Years from 25 March 1910

Ground rent: £5.50 per annum

Maintenance Charge: N/A

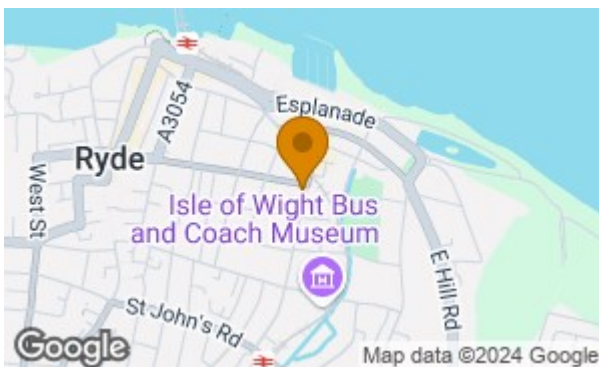
Council Tax Band: C

Services: Mains water, gas, electricity and drainage



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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