



Apartment C, St Wilfrids

6, John Street, Ryde, Isle of Wight PO33 2PZ



Situated just moments from beaches, the High Street and mainland travel links, this characterful two-bedroom maisonette boasts spacious accommodation, a delightful garden, and far-reaching sea views over the Solent.

- Two-bedroom first floor maisonette
- Traditional Victorian features throughout
- Very well presented and maintained
- Far-reaching sea views to the Solent
- Ideal as a permanent residence or holiday home
- Offered for sale chain free
- On-road parking and permit parking available nearby
- Spacious accommodation arranged over two floors
- Private, beautifully established garden
- 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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Beautifully arranged over two floors, this fantastic first floor maisonette is perfect for those seeking spacious accommodation in popular seaside location with easy access to many local amenities including those all important travel links to the mainland. Forming part of an elegant Grade II listed building, Apartment C St Wilfreds is in excellent decorative order and presents a wonderful example of classic period charm with its voluminous high ceilings, traditional window shutters, decorative mouldings, and characterful fireplaces. Upon entering the property, a generously proportioned entrance hall is an unexpected surprise and leads to a spacious living room with side sea views, a kitchen fitted with modern cabinetry, a large en-suite double bedroom, and a well-presented shower room. Offering a versatile space which would make a fantastic dressing room or home office, the first floor benefits from ample storage space and a further double bedroom enjoying far-reaching sea views.

Outside, this apartment enjoys its own private south-facing garden oasis which has been beautifully established and provides a tranquil outdoor environment to bask in the sunshine. Additionally, there is unrestricted on-road parking directly outside of the property on John Street or you can apply for a resident parking permit in the nearby council car park - please contact the Isle of Wight Council for further details.

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 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.

Welcome to Apartment C St Wilfreds

From popular John Street, a wrought iron gate opens to a pathway passing through the beautifully established garden which provides an approach to an external turning staircase stylishly finished with non-slip tiling and an ornate metal balustrade. Providing an attractive panel entrance door to the home, the top of the staircase reveals the glorious, far-reaching sea views and offers space to position an outdoor bistro set to sit and admire the picturesque outlook.

Entrance Hall

extending to 26'09 x 5'11 max (extending to 8.15m x 1.80m max)

With a sea view window to the rear aspect, this impressive split-level entrance hall is presented with a dark tiled floor and a wide set of steps fitted with a neutral carpet which proceeds beyond to the upper level hallway. Finished in a warm neutral wall shade which proceeds throughout the home, the hall has several panel doors leading to a living room, a kitchen, a shower room, bedroom one, and a staircase to the first floor. A small lobby area by the kitchen door provides a handy utility cupboard complete with a washing machine. Fitted with two round flush ceiling lights, the entrance hall also benefits from a built-in storage cupboard, and an additional window to the rear aspect above the steps.

Living Room

17'07 into bay x 13'05 max (5.36m into bay x 4.09m max)

Enjoying lovely sea views from a box bay window to the side aspect and a window to the rear, this spacious room features a charming open fireplace with a decorative wooden surround, elegant coving, and a ceiling rose with a chandelier light fitting complemented by two candle-style wall lights. The carpet from the entrance hall also continues here.



Kitchen

11'10 x 6'07 (3.61m x 2.01m)

With a window fitted with original shutters to the side aspect, this room has a range of modern white base and wall cabinets providing cupboards, drawers, and an integrated double electric oven. With white and blue splashback tiles, a dark countertop incorporates a 1.5 stainless steel sink and drainer, a breakfast bar with a radiator beneath, and an electric hob with a steel cooker hood above. Including an original cast-iron feature fireplace, this room also has dark floor tiling, a light blue wall decor, and two round flush ceiling lights.

Shower Room

Presented with white floor and wall tiling with blue accent detailing, this room is well-presented and provides an enclosed shower cubicle, a pedestal hand basin, and a w.c. with a traditional flush handle. Fitted with a wall-mounted mirrored cabinet, other benefits of the room include a shaver socket, an extractor fan, and a round flush ceiling light.

Bedroom One

13'04 x 9'03 (4.06m x 2.82m)

Enjoying a south-facing position, this naturally light room has a large window to the front aspect with original shutters and a charming cast-iron fireplace with a wooden surround. The ceiling creates a decorative feature of the room and features a ceiling rose with a candle-style chandelier. Benefiting from a built-in wardrobe with double doors, the room continues with the carpet from the hall and has a panel door opening to an en-suite.

En-Suite Shower Room

With an opaque window to the side aspect, this en-suite provides a shower cubicle with body jets, a pedestal hand basin, and a dual flush w.c. beneath a wall-mounted mirrored cabinet. With matching floor tiles, the room is presented with mid-height white wall tiles with blue accent detailing and a decorative wallpaper above. Also located here is an extractor fan and a round flush light fixture.

First Floor

Accessed via a door from the entrance hall, a carpeted staircase ascends to the first floor.

Dressing Area/Home Office

8'02 x 5'10 (2.49m x 1.78m)

Continuing with the carpet from the staircase, this space benefits from two extensive storage cupboards providing generous storage space and panel doors which coordinate with a section of two-tone wall panelling. Lit by a round flush ceiling light and a skylight, this area gives access to a double bedroom via a panel door.

Bedroom Two

14'01 x 5'11 (4.29m x 1.80m)

Enjoying wonderful sea views from a window to the rear aspect, this bedroom has a plinth for positioning a double mattress and has a built-in cupboard housing a Vaillant gas boiler. There is also a round flush light fixture and a section of two-tone wall panelling.

Garden

Fully enclosed, the garden offers a private outdoor setting with a block paved pathway passing a lawn area with a circular flowering plant bed adding a pop of colour and a border planted with a range of shrubs and perennials such as agapanthus, and a cordyline. The path is flanked by a plant border also displaying a lovely variety of shrubs and climbing roses against an old stone wall. With an apple and pear tree placed on either side, the path continues to an arched pergola which is graced with a delightful wisteria and provides a sheltered spot to arrange outdoor seating. A stone bench is positioned by a charming wildlife pond with water lilies and bamboo, and there is a handy storage shed as well as a greenhouse.

**Parking**

Unrestricted on-road parking is available directly outside of the property on John Street. Alternatively, residents can apply for a parking permit in the nearby council car park - please see the Isle of Wight Council for further details.

Summary

This unique period home is full of unexpected surprises, from the generous size of the interior to the added bonuses of a private garden and lovely coastal views. Beautifully presented throughout, this property offers an opportunity to acquire a characterful maisonette in an ideal location for Ryde town, sandy beaches and transport links to the mainland. A viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Leasehold (Share of Freehold)

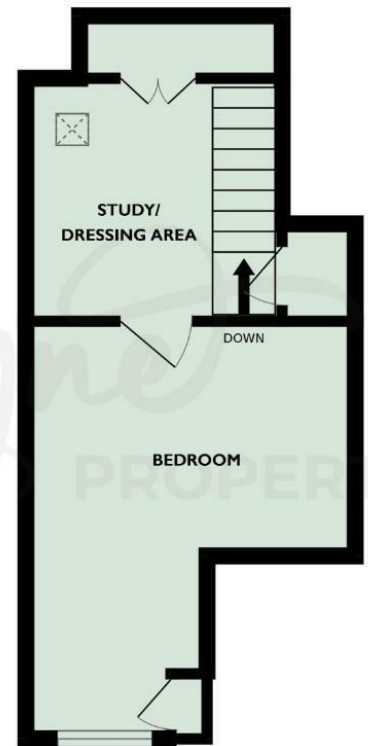
Lease Term: 999 years from 22/10/1850

Service Fees: Approximately £1000 per annum

Pets Allowed: Yes - No more than two.

Council Tax Band: B

Services: Electricity, Mains Water and Drainage, Gas Central Heating.



Floorplan for illustrative purposes only and not to scale



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		

Agent Notes:

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