



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

28, Dover Street

Ryde, Isle of Wight PO33 2AG



£650,000
FREEHOLD



Offering a substantial family home in this desirable coastal spot, this impressive Georgian residence exudes a wealth of period charm and commands magnificent sea views within a secluded garden setting.

- Striking, five-bedroom Georgian property
- Spectacular sea views
- Ground floor shower room and first floor bathroom
- Beautifully established, secluded garden
- Envious location in a historical conservation area
- Exhibiting a wealth of original period features
- Three reception rooms and a conservatory
- Driveway parking and a garage
- Moments from beaches, town centre and schools
- Walking distance to 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 1830s, this historical home radiates traditional Georgian elegance with its abundance of retained original features such as charming Bakelite switches, timber wall panelling, decorative mouldings, and a servant bell system which still functions today. Occupied by the current owner since 1975, this much-loved family residence is now ready for a new family to enjoy the many benefits of this wonderful home such as the spectacular, far-reaching sea views, plenty of versatile accommodation, and a beautifully established garden. Offering a fantastic opportunity for the new owners to put their own stamp on it, it is evident that the property has been well-maintained, with upgrades in recent years including a modern cottage-style kitchen, and a beautifully presented ground floor shower room. Furthermore, to ensure a cosy, energy-efficient home, other significant improvements include a new gas boiler installed in 2022, secondary glazing fitted on all windows, and roof solar panels which generate hot water.

Featuring traditional working fireplaces, the accommodation offers three reception rooms comprising a sitting room with traditional timber interiors, a spacious dual aspect living room, and an equally impressive dining room which connects with the beautifully appointed kitchen featuring original flagstone flooring and a side courtyard garden. A large conservatory provides an alternative, tranquil spot to relax with friends and family and conveniently connects with the dining room as well as the living room. Upstairs provides five bedrooms with a particularly generous principal bedroom boasting a dual aspect with far-reaching sea views to Portsmouth and the iconic Spitbank Fort. The first floor also benefits from a home office or an additional bedroom, and a stylish traditional-style bathroom as well as a separate cloakroom for extra convenience.

Outside offers a beautiful, secluded garden setting with wonderful sea views from an elevated flagstone terrace and a driveway tucked away to the side which leads to an attached garage and provides off-road parking for three vehicles.

Just a short five-minute walk from the property is the bustling Ryde seafront with its long stretches of golden sand and numerous seaside activities such as bowling, playgrounds, 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 offering boutique shops, 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 28 Dover Street

From popular Dover Street, a main wooden gate opens to the delightful walled front garden where a flagstone terrace provides an approach to this attractive double-fronted home with a fresh-white render and contrasting dark framework. An additional wooden gate provides access to a side porch and a set of double gates via Bellevue Road open to the block paved driveway, running alongside the lawned garden. From the flagstone terrace, a multi-pane front door sheltered beneath an open porch opens to an entrance hall.

Entrance Hall

extending to 26'04 (extending to 8.03m)

Featuring a charming lantern-style ceiling light as you step in, the entrance hall provides a spacious welcome to the home and leads to two reception rooms, the shower room, and the kitchen via panel doors. Presented with a fresh-white wall decor, this space is fitted with light green carpet with continues to a panelled staircase with a decorative white balustrade and an under-stair cupboard. The main telephone/internet point is also located here.



Sitting Room

22'11 into bay x 9'03 max (6.99m into bay x 2.82m max)

Currently set up as an additional dining room, this space has traditional wooden features including mid-height wall panelling, ceiling beams, floor panels, and original beautifully carved serving hatches. There is also a working brick fireplace with an inset cast iron stove and dual aspect windows comprising a window to the side and a box bay window to the front. There are also matching wall lights and a telephone/internet point.

Living Room

25'0 into bay x 11'09 max (7.62m into bay x 3.58m max)

Featuring wooden floor panelling and ceiling beams, this spacious room is full of character including a flagstone fireplace. Filled with natural light, the room boasts a dual aspect with a large box bay window to the front with a storage bench, a side window, and glazed French doors to the conservatory. The room also has a white wall decor with contrasting olive-green panels and candle-style wall lights.

Ground Floor Shower Room

Dressed with decorative heritage-style floor tiling, this beautiful shower room features a double-sized shower cubicle with a rainfall-effect fixture plus a neutral tile surround, and a fitted dark vanity unit incorporating an inset hand basin beneath a mirror. An additional neutral cabinet with a marble-effect top provides the benefit of an integrated washing machine, and there is a low-level w.c. located beneath a window to the side aspect. Neutrally decorated and fitted with an elegant dome-shaped ceiling light, the room also boasts cosy underfloor heating and a large heated towel rail.

Kitchen

14'0 x 7'11 (4.27m x 2.41m)

Featuring a flagstone floor and partially exposed brick walls, this room provides a characterful cottage-style theme and is fitted with stylish neutral cabinets with the benefit of integrated appliances including a dishwasher, a fridge-freezer, a double electric oven, and a microwave. With rustic-red splashback tiles, a wooden countertop incorporates a fabulous butler sink beneath a window to the side aspect, and a gas hob beneath a curved glass cooker hood. Adding to the period character of the room is a stable-style door to a walled flagstone courtyard and a traditional pantry providing extra storage space. The room also features a heritage-style wall light and is home to a gas meter tucked away in a corner cabinet.

Dining Room

13'03 x 10'10 (4.04m x 3.30m)

Presented with a fresh white decor and light-green wall panelling, this room features a substantial fitted white dresser cabinet and a brick fireplace set with a large cast iron stove. Wooden flooring adds to the traditional character of the space and there is a window to the side aspect allowing for natural light. Fitted with two matching pendant light fixtures and wall lights, this room also has a slim fitted cupboard housing an electrical consumer unit, and a panel door opening to a side porch giving access to the conservatory.

Side Porch

Featuring a flagstone floor, this space provides a partially glazed external side door and a multi-pane door to the conservatory.

Conservatory

22'08 x 6'03 (6.91m x 1.91m)

With a lean-to polycarbonate roof and an expanse of glazing to the side, this room is bathed in natural light and features flagstone paving and French doors to the front garden terrace.



First Floor Landing

Continuing with the carpet and white wall decor from the staircase, the first floor landing enjoys natural light from a glazed loft panel and is edged with a decorative white balustrade. This space also benefits from an airing cupboard housing a gas boiler, and a ceiling hatch giving access to an insulated, partially boarded loft space.

Bedroom One

25'01 into wardrobe x 11'11 max (7.65m into wardrobe x 3.63m max)

Bathed in natural light, this generous bedroom boasts a dual aspect with two windows to the side and a box bay to the front offering glorious far-reaching sea views to Portsmouth and the Spitbank Fort. With plenty of space for plenty of furniture, this room continues with the carpet from the landing and has a large built-in wardrobe spanning the width of one wall. There is also a chimney breast with a charming arched alcove.

Bedroom Two

16'04 into bay x 8'07 max (4.98m into bay x 2.62m max)

Featuring a fireplace with a decorative tile surround, this double bedroom is fitted with a wooden unit spanning the width of one wall which incorporates bookshelves and cupboards. Enjoying lovely sea views from a box bay window to the front, this room also has mid-height wood wall panelling, an internal ceiling-height window to bedroom four, and continues with the carpet from the landing.

Bedroom Three

11'11 max x 11'10 (3.63m max x 3.61m)

Neutrally decorated, this carpeted double bedroom has a chimney breast with fitted shelving to the side and enjoys a window to the side aspect with fabulous sea views to the Spitbank Fort.

Bedroom Four

9'04 x 7'11 (2.84m x 2.41m)

Decorated in neutral and blue shades, this double bedroom has a carpet, mid-height wooden wall panelling, and a fitted wardrobe. There is also an internal ceiling-height window to bedroom two and a charming arched alcove with lighting.

Bedroom Five

10'02 x 7'04 (3.10m x 2.24m)

With a window to the side aspect, this bedroom has a neutral wall decor including a light-blue panel feature wall finishing at mid-height. Again, this room continues with the carpet from the landing and also has a pinewood ceiling.

Home Office/Bedroom Six

8'08 x 5'11 (2.64m x 1.80m)

Featuring mid-height wooden wall panelling with a neutral decor above, this carpeted room enjoys lovely sea views from a window to the front and has a floor-to-ceiling built-in cupboard.

Bathroom

With two opaque windows to the rear aspect, this well-presented bathroom offers a traditional theme with vintage-style fixtures and a wood-style laminate floor. An elegant white suite comprises a pedestal hand basin, a low-level w.c, and a bath with a wooden side panel and a rainfall-effect fixture plus an electric Triton shower unit. Finished with neutral wall tiling, this room also benefits from a wall-mounted wall cabinet with a handy shaver socket.

Cloakroom

Providing additional convenience for the first floor, this space provides a pedestal hand basin with a glass shelf above and a w.c. beneath an opaque glazed window to the side aspect. The room is finished with a wood-style laminate floor and neutral wall tiles.



Gardens

From the kitchen, a charming walled courtyard with flagstone paving provides a delightful, secluded spot to sit and enjoy the afternoon sunshine. There is access to the rear of the garage on one side and on the adjacent side is an external w.c. alongside a storage shed with a storage loft above.

To the front of the home, an elevated flagstone terrace features a delightful rainwater fishpond and provides a tranquil spot to admire the sea views beyond the lawned garden. Steps lead down to the green lawn with stepping stones making their way to a timber shed at the bottom where there is a small hardstanding area, perfect for accommodating a bistro set. Pretty plant borders create vibrance and interest with a range of flowering shrubs and perennials such as lavender, hydrangeas, and ornamental grasses. Providing a secure environment for pets and children, the garden is fully enclosed with a combination of stone walls, well-kept hedging, and wooden fence panels. Additionally, the garden provides pathway access to the side of the property, leading to the additional access gate, space to store dustbins and a side porch.

Driveway

Running alongside the garden, a block paved gated driveway is accessed via Bellevue Road and provides off-road parking for three vehicles. An attached single-sized garage at the top of the driveway is attached to the side elevation of the property.

28 Dover Street provides a unique opportunity to acquire a spacious five to six-bedroom Georgian house in a highly sought after coastal location complete with a beautiful garden and plenty of versatile accommodation full traditional character and charm. A viewing with the sole agent Susan Payne Property is highly recommended.

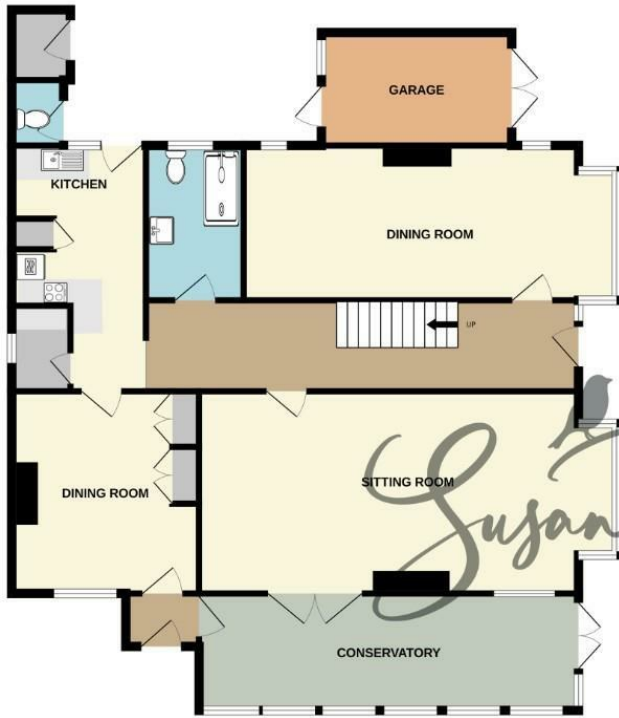
Additional Details

Tenure: Freehold

Council Tax Band: E

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

Solar Roof Panels: Freehold and generate hot water.



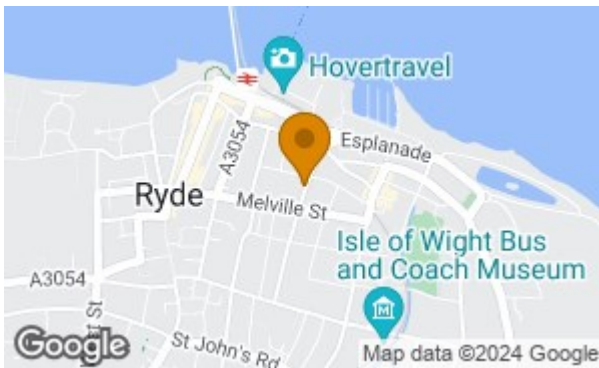
GROUND FLOOR
1320 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
1001 sq.ft. (93.0 sq.m.) approx.

TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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		63	81
	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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