



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

47, West Hill Road

Ryde, Isle of Wight PO33 1LG



£315,000
LEASEHOLD



Perfectly situated close to sandy beaches and local amenities, this stunning three-bedroom family home offers spacious accommodation, driveway parking and a rear garden complete with a fabulous summer house.

- Semi-detached period three-bedroom house
- Naturally light and bright throughout
- Short walk to beaches, shops and town centre
- Rear garden with substantial summerhouse
- Private off-street driveway parking
- Beautifully presented in a neutral scheme
- Full of period charm and modern finishes
- Gas central heating and double glazing
- Well-maintained throughout
- Island and mainland travel links nearby

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

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This substantial property presents a fantastic opportunity to purchase a charming Victorian home that has been beautifully updated and well maintained by the current owners. Fresh, neutral décor complements the period character of the building, and combines with an abundance of glazing to create a light, bright ambience throughout. The property also benefits from gas central heating and double glazing. Accommodation comprises an entrance lobby, lounge, dining room and kitchen on the ground floor, with three spacious bedrooms, one with a shower/basin, a cloakroom and bathroom on the first floor. Outside, there is enviable driveway parking to the front, and a courtyard, fabulous summerhouse, shed and long, enclosed lawn to the rear.

Ryde Esplanade is only moments away, and boasts long stretches of sandy beaches, a coastal path and numerous places to eat and drink. With good local primary and secondary schools nearby, there are also plenty of high street amenities within walking distance including boutique shops and convenience stores, a superb choice of eateries and a local cinema. 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 ten minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 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 line service situated just minutes from the property.

Welcome to 47 West Hill Road

From this popular residential street, the driveway leads up to the smart yellow-brick façade of No.47. The front door is located to the side of the property, and leads into a welcoming entrance lobby. The lobby is presented in a soft grey scheme over a high-quality wood-laminate floor, and has useful storage space beneath the stairs, complete with ornate glazed doors. There is a radiator with an ornate cover, and oak doors lead into the lounge and to the dining room.

Lounge

15'0" into bay x 12'5" into alcove (4.58m into bay x 3.79m into alcove)

The generously proportioned lounge is light and bright, with a large bay window to the front aspect and is presented in a combination of neutral colours. A chimney breast adds character, and has a recessed display area, and the room is finished with a plush neutral carpet.

Dining Room

12'2" x 12'3" into alcove (3.72m x 3.75m into alcove)

The high-quality laminate flooring flows through from the lobby and is complemented with white décor including a subtle botanical feature wall. There is an attractive fireplace with a decorative white surround, an attractive central light, a window looking over the rear courtyard and an open doorway to the kitchen.

Kitchen

15'3" x 7'10" (4.66m x 2.40m)

Presented in a fresh white scheme, with a mix of base and wall cabinets complemented with roll-edged worktops, tiled splashbacks and light, naturally patterned floor tiles. Twin aspect glazing provides views over the garden and beyond to the rooftops of Ryde, and a door leads out to the courtyard. Integrated appliances include an oven, gas hob with mosaic tile splashback and a matching extractor hood, and there is space for a washing machine, dishwasher, dryer and a large fridge/freezer.

First Floor Landing

A characterful turning staircase has a plush grey carpet and decorative balustrade, and leads up to the first floor gallery landing. There is a hatch to the loft and doors to bedroom one, bedroom two and to the cloakroom.



Bedroom One

15'2" into bay x 12'5" into alcove (4.64m into bay x 3.80m into alcove)

The spacious primary bedroom has a large bay window to the front aspect, and has the added benefit of a corner shower and a contemporary vanity unit, complete with a mixer tap, countertop basin, storage drawers under and an illuminated mirror over. Bedroom one is presented with pale grey walls and a combination of grey carpet and contemporary vinyl flooring.

Cloakroom

Tiled to dado height, the conveniently positioned cloakroom has a window to the side aspect with patterned glass for privacy, a dual flush low-level WC and a wall mounted basin.

Bedroom Two

12'2" x 10'7" + wardrobes (3.73m x 3.25m + wardrobes)

Another good-size bedroom, with a window to the rear aspect with views over the neighbouring recreation ground, and large, built-in full height wardrobes. Presented in pale grey and white décor with a grey carpet, there is also a door to bedroom three.

Bedroom Three

9'11" x 7'11" (3.04m x 2.42m)

The third bedroom is well proportioned and light, with fresh white décor and a window to the side aspect. There is a full-height built-in wardrobe, a door to the bathroom and bedroom three is finished with a grey carpet.

Bathroom

Presented in white, with white tiling with glass mosaic detailing and a wood-vinyl floor, the bathroom has a large window to the rear aspect with patterned glass for privacy, a full size bath, with a shower over and a glass screen, a matching basin with heritage style taps, and a mirror cabinet.

Outside

To the front, the driveway provides enviable parking, with walls on either side and mature planting around the front elevation of the house. A path leads to the side, connecting to the rear garden via a secure gate. To the rear, a courtyard area is accessed from the kitchen, wrapping around the rear of the house and providing a fabulous outside seating area. From the courtyard, a recently added summerhouse is a wonderful addition, and comes complete with glazed doors and windows, power and lighting to create a fantastic garden room. A paved terrace continues past the summerhouse to a useful shed, with a picket fence and gate leading on to a long, lawned area, which is enclosed with high-quality fencing and well-established planting.

47 West Hill Road presents an opportunity to purchase a well presented and maintained period home, finished in a modern, neutral style and set in an extremely convenient and desirable location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: 850 Years from 24 June 1899

Ground rent: £0

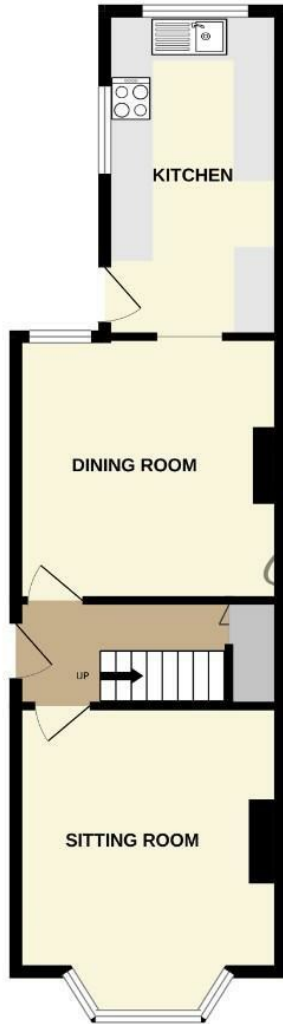
Council Tax Band: C

Services: Mains water, gas, electricity and drainage



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.


1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.




TOTAL FLOOR AREA : 960 sq.ft. (89.2 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			<div style="text-align: center;"> 84 </div>
(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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