

*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 14, Arthur Street

Ryde, Isle of Wight PO33 3BT



Conveniently located for the town centre, travel links and beaches, this stunning four to five-bedroom period home is perfect for a multi-generational household and comes complete with a fantastic rear garden and a driveway.

- Stunning Victorian detached home
- Superb interiors with original period features
- Spacious, well-appointed basement level
- Charming garden chalet with shower room
- Driveway parking for one vehicle
- Arranged over three floors
- Flexible accommodation offering four-five bedrooms
- Beautifully designed rear garden
- Luxurious family bathroom and basement shower room
- Close to High Street, beaches and 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 1874, 14 Arthur Street is an elegant Victorian home presenting a perfect example of contemporary neutral interiors combined with a wealth of original period features which have been beautifully preserved by the current owners of 17 years. With its traditional cast iron fireplaces, bay windows, restored wooden panel doors, high ceilings and decorative mouldings, the property offers a highly desirable characterful home which has been stylishly finished and very well-maintained over the years, ready for the new owners to move straight into. Formerly a two-bedroom house, the accommodation of this historical home is now arranged over three floors which includes a beautifully converted basement level providing two additional double bedrooms as well as a large shower room and offers the versatility to be incorporated with the entire home or to be utilised as a self-contained annexe with independent access; perfect for a multi-generational household or holiday let opportunity. The main part of the house provides a well-arranged ground floor with a kitchen flowing to the rear garden, and a living and dining room which have a connecting door. The spacious accommodation on first floor offers two double bedrooms and a superb family bathroom featuring a luxurious claw foot bath and the added bonus of a separate rainfall-effect, double-sized shower cubicle.

Equally as special, a low-maintenance rear garden has been perfectly designed to offer a Mediterranean feel and a sociable outdoor living environment with its terraced seating areas and a fabulous gazebo designed to house a hot tub. Additionally, the property comes complete with a driveway to the front and a beautiful garden chalet with a shower room offering the versatility to be used for multiple purposes.

Ideal for family life, the property is close to good local schools such as the independent Ryde School, and is within easy reach to foot passenger ferry services from the esplanade as well as a regular car ferry service from Fishbourne to Portsmouth. Ryde's bustling Union Street and High Street are located within a 15-minute walk away and supply plenty of local amenities including a selection of boutique shops, convenience stores, and a superb choice of eateries. Famed for its golden sandy beaches, this popular seaside town is home to a whole host of family entertainment and activities to enjoy such as fun-packed days at the seaside, ten pin bowling, an open-air swimming pool, traditional amusements and even a local cinema; all within walking distance from the property.

### **Welcome To 14 Arthur Street**

Retaining the property's historic appearance, the handsome facade of this impressive Victorian house features a combination of traditional yellow brickwork and a cream render with decorative recessed arches and bay windows, creating an attractive period appeal. A coordinating block paved driveway provides an approach to a timber green side gate and a sage-green composite front door set within an arch with a fanlight window above.

### **Entrance Hall**

*extending to 25'08 (extending to 7.82m)*

Providing an initial glimpse of the beautiful interiors and traditional period features found throughout the accommodation, this space is divided by a decorative period ceiling arch and has a partially curved feature wall as you approach a staircase with an elegant white spindle balustrade and decorative side panelling. Fitted with two radiators and a smart striped carpet that continues to the landing via the staircase, this long entrance hall creates access to a living room, a dining room and the kitchen via an open doorway.

### **Living Room**

*15'11 into bay x 11'09 max (4.85m into bay x 3.58m max)*

Finished with a laminate, parquet style wood-effect floor, this room enjoys natural light from a bay window to the front aspect fitted with stylish plantation shutters and there is a charming cast iron open fireplace creating a characterful focal point. This room also includes a radiator and wooden door to the dining room with lovely stained glass panelling.



### **Dining Room**

*12'0 x 9'07 max (3.66m x 2.92m max)*

The parquet style wood-effect flooring continues into the dining room which provides the option to be used as a fifth bedroom and boasts a dual aspect with a window to the side and rear with plantation shutters fitted to the side window. Complete with a radiator, this room features a wallpapered chimney breast in an exposed red brick effect creating a wonderful contrast with the decor and space for a log burner to be installed if desired.

### **Kitchen**

*11'10 x 9'11 (3.61m x 3.02m)*

Connecting with the rear garden terrace via French glazed doors, this well-presented kitchen is fitted with a range of wooden base and wall cabinets with long brushed steel handles offering cupboards and drawers. With monochrome splashback tiling, a dark countertop with subtle shimmer flecks incorporates a breakfast bar and has a stainless steel sink and drainer beneath a window to the side aspect. Multiple integrated appliances include a double electric oven and a fridge-freezer both installed last year, a microwave, a dishwasher, and a gas hob with a cooker hood over. Illuminated by a multi-spotlight ceiling fixture, this room is finished with gloss black floor tiling and a neutral subtle shimmer painted wall. Additionally, the kitchen provides access to the basement level via a wooden door.

### **First Floor Landing**

Featuring a window to the side aspect fitted with plantation shutters, this split level first floor landing continues with the elegant decor from the entrance hall and provides a series of wooden panel doors to the bathroom, two double bedrooms and a large airing cupboard which houses a 'Biasi' gas combination boiler for the main house. Edged with an elegant white spindle balustrade, the landing also features a decorative ceiling rose and a traditional period arch. Additionally, there is a ceiling hatch providing access to a partially boarded loft space.

### **Bedroom One**

*16'01 into bay x 15'06 max (4.90m into bay x 4.72m max)*

Featuring exposed wooden floorboards and a bay window to the front aspect with a window bench, this bedroom is wonderfully spacious and has a chimney breast with a fabulous marble surround housing a cast iron fireplace, a feature wall with geometric detailing and stylish botanical wallpaper. A radiator is also located here.

### **Bedroom Two**

*11'11 x 9'07 max (3.63m x 2.92m max)*

With a window to the rear aspect and a radiator to provide warmth, this room has a grey carpet to complement the wall and ceiling decor, and there is a charming cast iron fireplace with a white-painted wooden surround. A range of floating wooden shelves also feature on each side of the chimney breast.

### **Family Bathroom**

Enjoying a light neutral decor, this spacious bathroom has a tiled floor complemented by fully tiled walls with a dark mosaic strip border, and offers a tranquil retreat with its luxurious freestanding slipper-style bath perched on claw feet with a tall chrome mixer tap complete with a handheld shower attachment. Featuring a window to the rear aspect allowing for natural light, this room includes the additional benefit of a double-sized shower cubicle with clear glass screens and a fabulous rainfall-effect shower fixture. An attractive sanitaryware suite comprises a dual flush w.c and a matching pedestal hand basin with a chrome mixer taps and an illuminated wall-mounted mirror above. Warmed by a column style vertical radiator, this bathroom also includes recessed spotlights and an extractor fan.

### **Basement Accommodation:**



### **Basement Hallway**

A wooden staircase with a spindle balustrade from the kitchen leads to the basement hallway which is dressed with stylish flooring, complemented by a warm neutral wall decor which continues to the two double bedrooms on this level. Illuminated by recessed spotlights and warmed by two radiators, this space also doubles up as a utility area beneath the staircase with relevant plumbing connections in place to install laundry appliances. With a window to the side aspect and a multi spotlight fixture, a deep cloak cupboard provides potential for a kitchen to be installed by combining part of the adjacent bedroom space. Also located here is a glazed door to the side aspect providing independent external access to the rear garden.

### **Bedroom Three (Basement)**

*14'06 max x 11'07 (4.42m max x 3.53m)*

This spacious double bedroom benefits from two windows to the side aspect and houses the electrical consumer unit as well as a gas meter within recessed wall cupboards with wooden doors. Fitted with a radiator and recessed spotlights, this room also features an internal window to the hallway with obscure stained glass.

### **Bedroom Four (Basement)**

*11'09 x 9'03 max (3.58m x 2.82m max)*

Again, fitted with a radiator and recessed spotlights, this further double bedroom has a window to the rear aspect allowing for natural light and there is an internal window allowing for light to port to the hallway.

### **Basement Shower Room**

Finished with a light grey wall tiles and a beautiful patterned tile floor, this spacious shower room benefits from a large, clear glass corner shower cubicle with chrome integrated wall controls and a rainfall-effect shower fixture as well as a handheld showerhead. Illuminated by a round flush ceiling light, this room has a white sanitaryware suite comprising a low-level w.c and a pedestal hand basin with a mirror plus a shaver socket strip light above. Fitted with a radiator, also located in this room are two windows to the rear aspect, an extractor fan and a recessed cupboard which houses a Vaillant gas combination boiler, specifically for the basement level.

### **Rear Garden**

The well-designed, low-maintenance rear garden offers a wonderful outdoor living and entertaining environment with its fabulous raised sun deck with a glass balustrade, a tiled roof gazebo offering the perfect hot tub shelter and its further paved terrace at the back of the garden providing an alternative seating spot. Creating a Mediterranean vibe, the garden features well-established palm trees as well as a range of shrubs, and there is a paved pathway on a gravel surface providing a connection between each of the spaces including a curved artificial lawn area. Fully enclosed with a combination of timber fencing, brick walls and hedging, the rear garden also includes a sheltered store area, external socket points and an outside tap. Furthermore, there is a wood store and a wide side pathway creating access to a full-height timber gate which opens to the driveway.

\*Please Note: The hot tub can be acquired by separate negotiation if required.

### **Garden Chalet**

*11'02 max x 11'0 (3.40m max x 3.35m)*

Currently used as a fabulous office, this fantastic garden chalet is certainly an added benefit to this already spacious home and provides the potential to be utilised for other purposes such as overflow accommodation, a beauty therapy studio, or a peaceful garden room. With a set of sliding glazed doors to the garden, this fully insulated space is fitted with a wooden floor, a multi-spotlight fixture and a modern electric radiator. A white panel door opens to an en-suite shower room.



### **Chalet Shower Room**

With a window to the side aspect, this neutrally decorated space has a tiled floor and wall tiling with contrasting mosaic strips around a handbasin as well as within a shower cubicle. With curved clear glass doors, the shower cubicle is fitted with integrated chrome wall controls which incorporate a handheld shower fixture on a slider bar. Also located here is a round flush ceiling light and a chrome heated towel rail.

### **Driveway**

A block paved driveway to the front of the property provides off-road parking for one vehicle. Non-restrictive on-road parking is also available along Arthur Street.

Offering plenty of flexible accommodation, 14 Arthur Street is a spacious period property boasting period character and charm within a popular seaside location. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Leasehold

Lease Term: 999 years from 1872

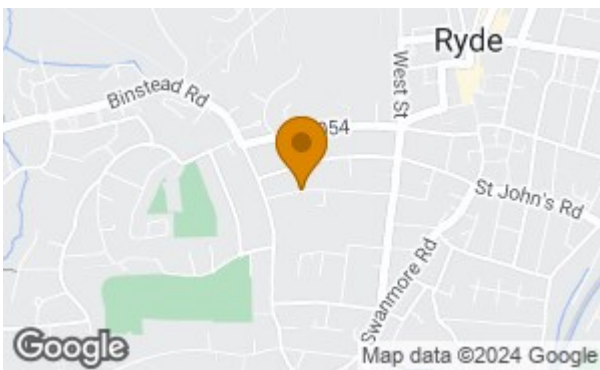
Ground Rent: £6.38 per annum

Council Tax Band: C

Services: Mains water, drainage, gas, electricity.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements are approximate.  
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**Agent Notes:**

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