



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

13, Spencer Road

Ryde, Isle of Wight PO33 2NY



Boasting an elevated position on the highly sought-after Spencer Road, this delightful three-bedroom bungalow offers spacious accommodation, panoramic sea views, and benefits from an annex and plenty of driveway parking.

- Elevated, detached bungalow
- Three double-sized bedrooms
- Newly converted one bedroom ground floor annex
- Large driveway with ample parking
- Mainland travel links a short walk away
- Breathtaking sea views
- Two shower rooms
- South facing rear garden with decked terrace
- Highly sought-after location
- Short walk to local amenities and sandy beaches

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

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This fantastic bungalow offers an incredible position with glorious sea views, generous driveway parking and a recently converted one bedroom annex. The spacious accommodation within the property offers a generous living room boasting a large bay window to the front aspect with deep windowsills and views over The Solent, an open plan kitchen diner with access to a conservatory at the front of the property. The arrangement within the home provides a flexible space to adapt and reconfigure to suit the needs of any buyer. Additionally, the one bedroom annex creates a unique setting for multigenerational living or an additional income from holiday letting. An additional conservatory to the rear of the property, accessed from bedroom one, enjoys a south-facing position and views of the garden. The garden to the rear provides a fantastic opportunity to get creative with and to construct your very own outdoor retreat. This unique home provides a rare opportunity and ample space to get creative within an upmarket area, making this a highly desirable property. The accommodation comprises of a small porch leading to the spacious entrance hall. The entrance hall at the heart of the home provides access to the living room, three bedrooms, a conservatory at the rear, two shower rooms, and a utility room which leads to the kitchen-diner continuing to the conservatory to the front. The annex is accessed from a ground floor with its own entrance and comprises open plan living space, a large bedroom, a shower room, and a lobby leading to a utility cupboard and a storage room. Another fantastic feature of the property is it has the potential to link the annex space with the bungalow internally therefore creating one large house.

Just a short stroll from the property is Ryde seafront 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, there are also plenty of high street amenities within short 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 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 3.2 miles away from the property. Regular public transport connections across the island are also within easy reach with the Southern Vectis bus network and Island Line train service providing regular services for Ryde.

Welcome to 13 Spencer Road

At the front of the property is a spacious driveway which is enclosed by an old stone wall with shrub borders to one side. The property extrudes a fantastic conservatory from the front elevation creating stunning sea views from this room. At one side is a wide concrete staircase with a decorative metal handrail providing access to a raised terrace area which boasts a fantastic view over The Solent and access to the front door.

Entrance Hall

A small, glazed porchway provides a section to separate the outdoors with the warm, cosy indoors. A beautiful mahogany front door with an obscure glass multi-paned panel at either side leads into the generous entrance hall. This space provides access to three double bedrooms, two bathrooms, a spacious living room, and a utility leading to the kitchen-diner. A neutral carpet and wall décor can be found here which also flows throughout the bungalow. This space also contains the thermostat and benefits from two large storage cupboards as well as a large airing cupboard containing the recently fitted unvented cylinder. The loft hatch can also be found here.

Living Room

17'08 x 13'00 max (5.38m x 3.96m max)

Flaunting a fantastic bay window to the front aspect with a deep windowsill and phenomenal views across The Solent, this generously sized living area provides more natural light from the transom windows to the side aspect and features a cosy fireplace with the opportunity to install a log burner within. With a neutral carpet and wall décor, this room could potentially become a fantastic, cosy family room.



Utility

extending to 11'09 (extending to 3.58m)

Reconfigured by the current owners, this fantastic utility space is naturally lit by two small windows to the side and rear plus there is a worktop with under-counter space for two appliances including plumbing for a washing machine. There is also a space for a large fridge freezer here.

Kitchen-Diner

17'08 x 10'10 max (5.38m x 3.30m max)

Benefitting from U-shaped solid oak base and wall kitchen cabinets with a matching built-in welsch dresser, this kitchen provides ample storage as well as an integrated fridge and dishwasher. A solid granite worktop incorporates a stainless-steel sink and drainer and a large window over to the side aspect and a large display cabinet with lighting. Within the wall cabinets there is an integrated cooker hood providing an extractor fan and light, and there is space for a freestanding cooker with a gas pipe behind. A spotlight bar and under counter lighting illuminates this room whilst a pendant ceiling light illuminates the dining area. With space for a dining set, this fantastic dining space looks out into the conservatory to the glorious sea beyond which provides a fantastic space to enjoy an evening meal and watch the sun go down in the distance.

Conservatory

This fully glazed dwarf wall conservatory provides the best seating area within the home flaunting outstanding views across The Solent and the coastline beyond. The peaceful position creates a fantastic additional seating area to relax and unwind from the stresses of day-to-day life. The ceiling has been insulated creating a useable space all through the year.

Bedroom One

12'10 max x 11'09 (3.91m max x 3.58m)

Situated at the rear of the property, this south-facing bedroom benefits from plenty of natural light from the adjoining conservatory and from the transom window to the side aspect. The neutral carpet and wall décor continue here plus there is a large built-in wardrobe to one side. The rear conservatory can be accessed through double doors.

Rear Conservatory

12'01 x 9'07 (3.68m x 2.92m)

Providing a fantastic, secluded space to enjoy a book or to relax in, this rear south-facing conservatory provides French doors onto a rear decked terrace which offers an elevated position over the rear garden. This dwarf wall conservatory continues the neutral carpet and decor. The space benefits from an insulated roof which makes the space useable all year round.

Bedroom Two

11'10 x 10'04 max (3.61m x 3.15m max)

Boasting a south-facing window to the rear aspect, this double bedroom benefits from a built-in wardrobe, a vanity hand basin with a wall-mounted mirror over. The room is finished with a calming green wall colour.

Bedroom Three

11'01 max x 9'05 max (3.38m max x 2.87m max)

Presenting dual aspect windows to the front and side, this bedroom benefits from sea views, a large radiator to heat the space, and is lit by a ceiling light. The neutral walls and carpet continue here.



Shower Room One

Benefitting from a wood-effect laminate floor and neutral wall tiles with a matching mosaic midway strip, this bathroom comprises of a large shower with a glass door and a chrome shower head with controls, a fitted bathroom unit incorporating a dual flush w.c and a hand basin with a chrome mixer tap and storage under. Additionally, a large wall-mounted mirror can be found here along with a large white heated towel rail and a ceiling light.

Shower Room Two

Comprising of a shower cubicle with a chrome shower head and controls, a dual flush w.c with a mirrored cabinet over, and a vanity hand basin with a chrome mixer tap and a cupboard beneath. This modern shower room boasts an obscure window to the side aspect, a white heated towel rail, and a fantastic wood effect laminate flooring.

Annex Open Plan Living

27'10" x 12'5" max (8.50m x 3.80m max)

Accessed from a glazed door to the side of the property, this fantastic annex space has been recently converted to create a well equipped, modern space to be enjoyed by multigenerational families or a great space to use for a holiday let. The space is equipped with a fitted kitchen integrating appliances, including concealing the gas boiler, with an obscured light window to the side and there is space for a dining table. There is space for a two piece sofa suite with windows to the front and side aspect. From here there is access to the bedroom, rear lobby with access to the shower room, utility cupboard, and the store room.

Annex Bedroom

16'10" x 12'5" (5.15m x 3.80m)

This fantastic sized double bedroom benefits from a window to the front aspect and offers ample space for bedroom furniture.

Annex Internal Lobby and Utility Cupboard

Situated to the rear of the annex, this handy area provides access to the shower room and internal store room as well as the utility cupboard featuring plumbing for a washing machine, and shelving.

Annex Shower Room

Featuring a large electric shower, a w.c, and a hand basin with a vanity mirror over, this shower room has been beautifully finished with neutral modern interiors with a window to the side aspect.

Store Room

8'10" x 7'6" (2.70m x 2.30m)

Located to the rear of the annex is this fantastic storage space which offers a space to store holiday let equipment or just to use as a store.

Garden

Situated at the rear of the property, this south-facing garden offers an exciting opportunity to create a gardeners retreat. With mature shrubs and trees dotted within the old stone walls, this space would create a fantastic outdoor dining experience as well as somewhere to relax. With a large hardstanding at the centre of the rear garden and plenty of flower and shrub borders, this garden benefits from sunshine throughout most of the day and enjoys a raised decked area which provides access to the rear conservatory and to a handy storage space under. Providing almost complete seclusion, this peaceful spot offers a glimpse of the sea from one side and a perfect space to enjoy the warm summer evenings and the crisp sunny winter mornings.

Parking

This property offers a fantastic space for multiple vehicles.



13 Spencer Road offers an exciting modernisation opportunity in a highly sought-after area with a detached three bedroom bungalow boasting outstanding sea views with driveway and garage parking. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax band: F (£3,515.30 approx pa - Isle of Wight Council 2024/2025)

Services: Gas central heating, electricity, mains water and drainage



BASEMENT
1266 sq.ft. (117.6 sq.m.) approx.



GROUND FLOOR
1390 sq.ft. (129.9 sq.m.) approx.



TOTAL FLOOR AREA: 2664 sq.ft. (247.5 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		73	84
	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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