



# 1 The Moorings

Victoria Crescent, Ryde, Isle of Wight PO33 1DQ



Located in the desirable Elmfield area, perfectly placed for the town, schools and beaches, this beautifully presented semi-detached family home has been updated throughout and comes with generous gardens front and rear.

- Fantastic, semi-detached three-bedroom home
- Chic, neutral décor providing a perfect blank canvas
- Updated kitchen complete with appliances
- Gardens front and rear, full of potential
- Close to Ryde town centre, beaches, and mainland links
- Completely renovated and updated throughout
- Period character combined with modern finishes
- Double-glazed windows and gas central heating
- Close to local amenities of popular Elmfield
- Offered for sale chain free and ready to move into

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

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This stunning three-bedroom period property has been wonderfully updated by the current owners, blending modern finishes that enhance the charming character of the original Victorian building. The home has been improved to a high standard both inside and out, featuring a modern kitchen and bathroom, contemporary double-glazed sash windows and doors, new carpets, and fresh, neutral decor throughout, offering a blank canvas for its new owner. The accommodation includes an entrance lobby, a spacious lounge, a dining room, and a kitchen on the ground floor, while the first floor has a landing, three bedrooms, and a family bathroom.

This delightful home is located in Elmfield, a desirable suburb of Ryde, just a short walk from the town centre and the beautiful sandy beaches of Appley. The property is conveniently close to good schools and regular local transport links, as well as high-speed travel services to the mainland across the Solent. Ryde's lively Union Street and High Street are about a 20-minute walk away, offering plenty of local amenities, including boutique shops, convenience stores, and a great variety of eateries. This popular seaside town provides a wide range of family-friendly entertainment and activities, such as ten-pin bowling, fun days at the beach, an open-air swimming pool, traditional amusements, and a local cinema. The location is ideal for easy access to foot-passenger ferry services from The Esplanade, with a regular car ferry service from Fishbourne to Portsmouth just 4.4 miles away.

### **Welcome to 1 The Moorings**

From popular Victoria Crescent, a path leads through the walled front garden on to the characterful red-brick façade of 1 The Moorings. The path continues to the side elevation, where a smart anthracite grey front door creates a welcoming entrance to the property.

### **Lobby**

The useful lobby has period panel doors to the lounge and dining room, stairs to the first-floor and is presented with subtle grey walls, white woodwork and a high-quality grey carpet.

### **Lounge**

*14'3" into bay x 12'5" (4.36m into bay x 3.80m)*

Well proportioned and light, with a large bay window to the front aspect providing a view over the front garden, the lounge is arranged around a characterful chimney breast complete with a restored heritage style fireplace and surround. The soft-grey décor and carpet continue.

### **Dining Room**

*12'6" x 11'0" (3.82m x 3.36m)*

Another good-sized room, with soft grey walls, a high-quality carpet and a window to the side aspect that fills the room with light. Fresh white panel doors provide access to a usefully large understairs cupboard and a door leads to the kitchen.

### **Kitchen**

*13'4" x 8'11" (4.07m x 2.73m)*

The modern kitchen has a light, bright ambience, with twin aspect glazing and a part-glazed door which leads to the back garden. Modern birch-style shaker cabinets are complemented with dark roll-edged worktops, neutral tile splashbacks and a dark, vinyl floor. A 1.5 bowl sink and drainer features a swan neck mixer tap and is set beneath a window to the side aspect, and integrated appliances include an electric oven and hob with an extractor hood over, a fridge, freezer and a dishwasher, and there is a modern freestanding washing machine. The kitchen is also home to the regularly serviced combi boiler.





### **First-Floor Landing**

*extending to 20'7" (extending to 6.29m)*

The staircase from the lobby ascends to the first floor landing, which is presented with grey décor with white woodwork and a high-quality grey carpet, which continues into all three bedrooms. Period panel doors lead to all bedrooms and to the bathroom.

### **Bedroom One**

*14'3" into bay x 12'6" (4.35m into bay x 3.82m)*

The primary bedroom is generously proportioned, with a chimney breast complete with a cast fireplace and decorative white surround, and a large bay window providing rooftop views of the surrounding area.

### **Family Bathroom**

*6'9" x 5'9" (2.06m x 1.77m)*

The beautifully presented bathroom features a combination of modern white tiling, white walls and a dark vinyl floor, and benefits from a window to the side aspect with frosted glass for privacy. There is a fabulous, contemporary vanity basin, complete with mixer tap and a cabinet which extends to conceal the cistern of a low-level WC, and there is also a full-size bath with a shower over and a sleek glass screen.

### **Bedroom Two**

*10'11" x 9'3" (3.34m x 2.83m)*

Another good-sized double room, the second bedroom features a window to the side aspect and a panel door which opens to a large, built-in over-stairs cupboard.

### **Bedroom Three**

*9'0" x 6'2" (2.75m x 1.88m)*

Bedroom three is well-proportioned, and features a window to the rear aspect, filling the room with light and providing a view over the rear garden and on to the surrounding area.

### **Outside**

To the front, the garden is mainly laid to lawn. And is enclosed with a characterful brick wall with mature planting to the front enhancing privacy. The path leads to the front door and beyond, to connect to the rear garden. The rear garden features a courtyard area adjacent to the kitchen, which leads on to an expansive lawn, complete with well-established trees and shrubs and enclosed with fencing on all sides.

1 The Moorings presents a fabulous opportunity to purchase a beautiful period home, upgraded and updated throughout, ready for a new owner and set in an extremely convenient and desirable location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

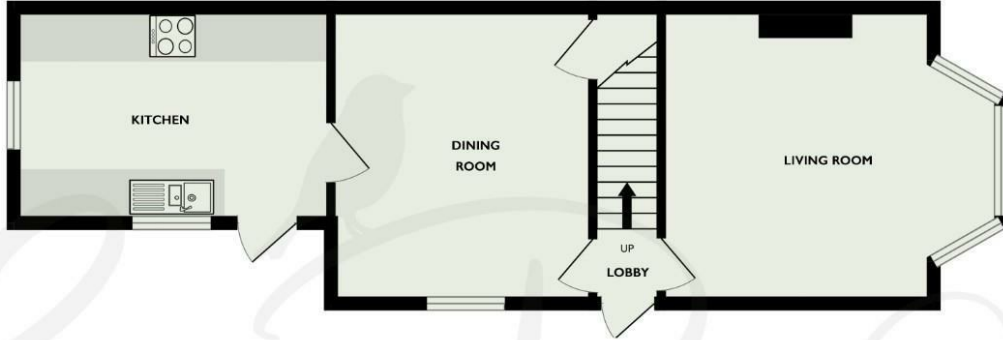
Tenure: Freehold

Council Tax Band: C (Approx. £2,163.27 for 2024/25)

Services: Mains water, gas, electricity and drainage



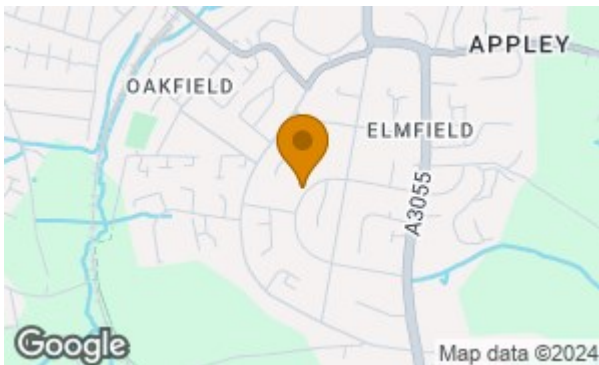
Ground Floor



First Floor



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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