



# 5, Victoria Lodge

St. Thomas Street, Ryde, Isle of Wight PO33 2DL



**£330,000**

LEASEHOLD  
(SHARE OF FREEHOLD)



With fantastic sea views from the expansive balcony, this stunning two-bedroom apartment is set in a glorious period building and is located in a fabulous coastal position in popular Ryde.

- Two-bedroom two-bathroom second-floor apartment
- Long lease and a share of the freehold
- Ideal location for commuters
- Situated in a sought-after area of Ryde Esplanade
- Large balcony which makes the most of the views
- Spectacular, panoramic sea views across The Solent
- Well-maintained and beautifully presented throughout
- Period building with characterful original features
- Close to local amenities and mainland travel links
- 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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Originally constructed in 1872, Victoria Lodge has a rich history, having served as a coastal hotel, nursing home and training college, and most recently, in 2004, was sympathetically converted to seven exclusive apartments. The historic grandeur of the lodge is perfectly complemented with fresh, neutral décor and upgrades which include a new gas condensing combi boiler, and the property also benefits from double-glazed windows throughout which further enhance the efficiency of the apartment. A grand communal entrance hall and staircase creates a welcoming entrance, and accommodation comprises a central hall, spacious living room with sea views and balcony access, a contemporary kitchen, a primary bedroom, complete with fabulous views, balcony access and an ensuite shower room, a guest bedroom and a bathroom, plus there is a useful storage area in the basement of the property.

Victoria Lodge is set in an enviable position, overlooking the water and offering a convenient and blissful seaside lifestyle. Expansive, sandy beaches are on the doorstep and the bustling town centre is also easily accessible and offers a selection of boutique shops, a superb choice of eateries, seaside entertainment, and a local cinema. High-speed foot passenger ferry travel from Ryde to Portsmouth is located just a stone's throw away, and the Fishbourne to Portsmouth car ferry service is only 3.2 miles away. Regular transport connections across the Island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated on Ryde Esplanade.

### **Welcome to 5 Victoria Lodge**

From popular St Thomas Street, an attractive front door features videophone entry and leads into a grand communal entrance hall. The entrance hall boasts beautiful Victorian tiled flooring, and there's a stunning staircase leading to all levels. Apartment 5 is located on the second floor.

#### **Hall**

*14'4" x 5'9" (4.38m x 1.77m)*

The hall is spacious, and features dado rails, a radiator, and a consumer unit cupboard. There's also a video entry phone and a central heating control unit, along with doors leading to all other rooms.

#### **Living Room**

*15'7" x 13'6" max (4.77m x 4.14m max)*

Bright and airy, this space includes both a double-glazed sash window and a double-glazed door that opens onto the balcony and provides a stunning sea view. The living room has space for a dining table and also features a charming fireplace with an electric fire, a radiator, telephone point and picture rails.

#### **Balcony**

*30'6" x 5'1" (9.30m x 1.57m)*

The balcony provides a spectacular, panoramic sea view which spans from the western reaches of The Solent, with historic Ryde Pier to the front and on to the sea forts in the Eastern Solent. The balcony is large enough to provide a wonderful outside seating and dining area.

#### **Kitchen/Breakfast Room**

*10'6" x 9'10" (3.21m x 3.02m)*

This south-facing kitchen is bright and welcoming, featuring a half-glazed door and a double-glazed sash window with rooftop views. It offers ample space to serve as an eat-in breakfast room, and the kitchen is equipped with a mix of base and wall cabinets, a dishwasher, a fridge, and has space for a fridge freezer and washing machine. It includes a gas hob and an electric oven, along with an extractor fan. A new Vaillant combination boiler (Ecofit Pure 830c condensing) and a Franke stainless steel sink complete the room, and the space is enhanced by spotlights and under-cabinet lighting, with a stylish tiled floor.



### **Bedroom One**

*12'11" x 12'10" max (3.95m x 3.92m max)*

The primary bedroom offers stunning views over the Solent, featuring a double-glazed sash window and access to the balcony through a double-glazed door. It includes two radiators and a phone point, along with elegant picture rails, and a door leads to the ensuite.

### **Ensuite Shower Room**

*9'4" max x 4'4" (2.86m max x 1.34m)*

The refurbished ensuite shower room is equipped with a Mira shower, a pedestal basin, and a low-level WC, all complemented by a tiled floor. Additional highlights include spotlights, an extractor fan, and a chrome heated radiator.

### **Bedroom Two**

*11'1" x 10'0" (3.38m x 3.07m)*

This double bedroom features a double-glazed sash window and a radiator, along with fitted cupboards along one wall for added storage.

### **Family Bathroom**

*6'3" x 5'11" (1.93m x 1.81m)*

This bathroom includes a white suite featuring a low-level WC, a basin set into fitted cupboards, and a bath with a shower overhead. It is equipped with spotlights, an extractor fan, and a tiled floor, along with a chrome heated radiator.

### **Basement Storage**

The useful storage area is accessed from the rear of the building and provides a substantial, lockable storage space.

5 Victoria Lodge presents a rare opportunity to purchase a beautiful, spacious apartment, with sensational views and set in the most convenient, popular coastal position. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Leasehold (Share of Freehold)

Lease Term: 999 years from 1 January 2004

Service Charge: £125/month

Restrictions: No holiday letting, no AirB&B and no pets.

Council Tax Band: D (Approx £2,433.67 for 2024/25)

Services: Mains water, gas, electricity and drainage



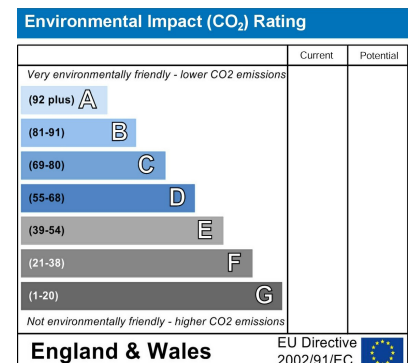
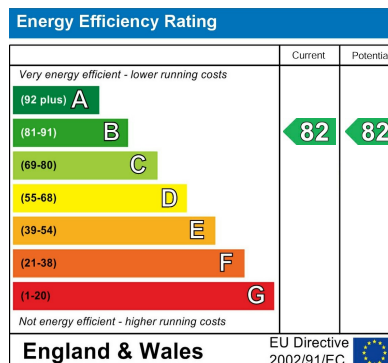
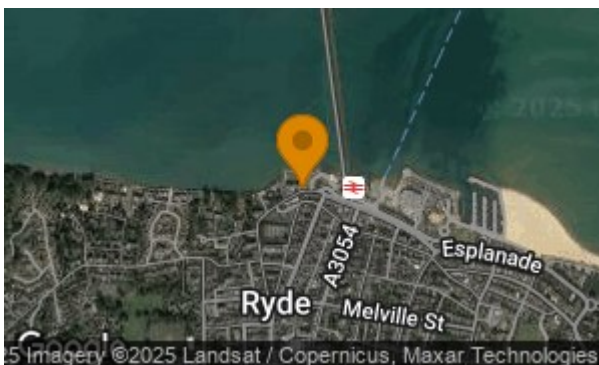


Approx Gross Internal Area  
72 sq m / 772 sq ft



Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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