



# 16a, Church Lane

Ryde, PO33 2NB



Situated in a convenient location for the town centre, travel links, and sandy beaches, this charming two-bedroom home offers the potential to make your own and features a lovely courtyard garden.

- Semi-detached modern property
- Courtyard garden to the rear
- Convenient location to high street
- Permit parking close by
- Ideal first time buy or investment property
- Two bedrooms and two washrooms
- Sea views from the first floor
- Opportunity to make your own
- Double glazing and gas central heating
- Offered for sale chain free

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

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Offered for sale chain free, this fantastic property offers potential for the new owners to make their own whilst appealing to first time buyers, investment opportunities, or would make a great bolt hole for the island. The accommodation comprises a lounge-diner leading to a ground floor cloakroom, and the kitchen. The stairs from the front door goes up to a small landing space which leads to two bedrooms and a bathroom. The low maintenance courtyard to the rear of the property is an ideal spot to sit and enjoy the sunshine.

An abundance of High Street amenities are located just a short stroll away offering boutique shops, convenience stores, and a superb choice of eateries. Ryde seafront is also within short walking distance providing blissful days out on sandy beaches, high-speed ferry services for those quick trips to the mainland, and numerous leisure activities such as ten-pin bowling and an open-top swimming pool. The Fishbourne to Portsmouth car ferry service is located only three miles away and regular transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train station situated along The Esplanade.

### **Welcome to 16a Church Road**

This attractive brick-built property offers a UPVC door that opens into an open porch and into the lounge-diner.

### **Lounge-Diner**

With a window to the front aspect, this room offers space for lounging and dining furniture. There is access to the ground floor cloakroom, and the kitchen.

### **Cloakroom**

This handy ground floor cloakroom comprises a w.c, and a wall mounted hand basin and is a necessity for any home.

### **Kitchen**

Fitted with a range of base, wall and tall units, this kitchen features integrated electric oven, a gas hob, and a stainless-steel sink and drainer. There is undercounter space for a washing machine, plus the gas boiler can be found in one corner. With views over the courtyard, the kitchen presents a window to the rear and a partially glazed door to the rear garden.

### **First Floor Landing**

The carpeted stairwell leads up to the first-floor landing. The loft hatch is accessed from here.

### **Bedroom One**

With two windows to the front aspect with lovely views towards The Solent, this double bedroom is carpeted and offers space for a fitted wardrobe, if desired.

### **Bedroom Two**

Continuing the carpet from the stairwell and landing, this single bedroom features a window to the rear aspect.

### **Bathroom**

Equipped with a shower over bath, a pedestal hand basin, and a w.c, the bathroom features an obscure glazed window to the rear aspect, and the space is finished with a tile floor.

### **Courtyard**

Featuring patio tiles, this low maintenance courtyard garden is a real sun trap and offers potential for the new owners to dress with plant pots. It is an ideal spot for dining al fresco style or just enjoying a good book. There is a gate to the side which provides a rear access to the property, plus it's an ideal spot to store rubbish bins.

16a Church Road presents a fantastic opportunity to acquire a modern semi-detached property, ideal for first time buyers, set within a convenient location. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**



Tenure: Leasehold

Lease Length: 999 years from 01 Jul 1852 (826 years remaining)

Ground Rent: £0

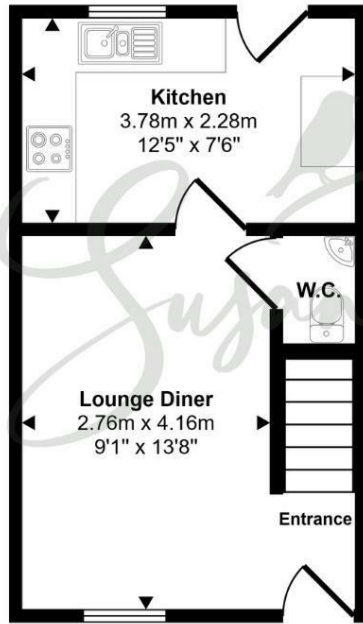
Council Tax Band: B (approx. £1,892.85 pa – Isle of Wight Council 2024/2025)

Services: Mains water, drainage, gas, and electricity

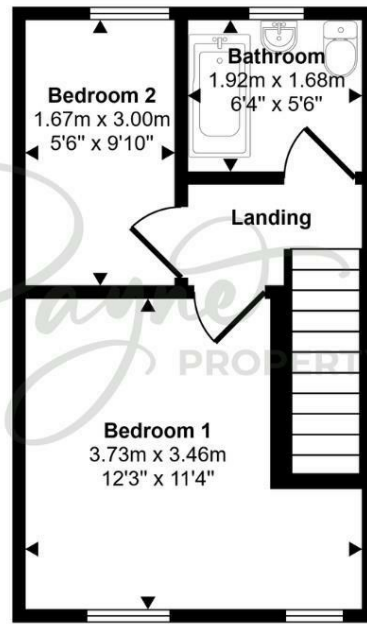




Approx Gross Internal Area  
49 sq m / 531 sq ft

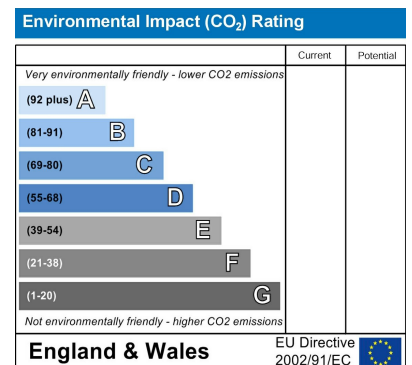
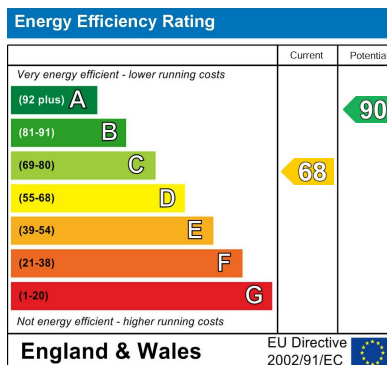
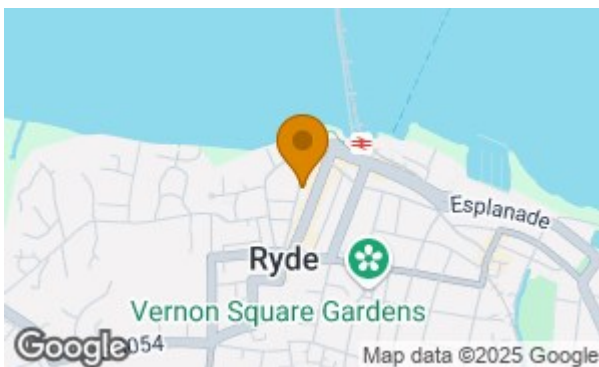


Ground Floor  
Approx 25 sq m / 266 sq ft



First Floor  
Approx 25 sq m / 265 sq ft

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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