



# 55, West Street

Ryde, PO33 2UH



Boasting spacious accommodation throughout, this fabulous three - four bedroom family home offers the new owners potential to make their own and benefits from a garden, driveway parking and a garage/workshop.

- Characterful semi-detached family home
- Opportunity to put your own stamp on
- Off-road parking and workshop
- Versatile accommodation with three reception rooms
- Beautiful sandy beaches within walking distance
- Three to four double bedrooms
- Convenient location for high street amenities
- Two bathrooms and a separate cloakroom
- Amenities, schools and travel links close by
- 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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Spacious and boasting plenty of natural light, this fantastic family home is ready for a new lease of life and boasts an entrance hall leading to the ground-floor cloakroom, the living room, which leads through to the snug/bedroom, and to the dining room, which leads through to the kitchen. The stairwell from the entrance hall leads to the first floor, split level landing which provides access to three double bedrooms, one with an en-suite and the family bathroom. Outside, the garden is low-maintenance and offers a lovely spot to sit and relax in. The property also benefits from off-road parking and a garage/workshop to the rear.

This excellent location is just a 15-minute walk to the bustling Ryde seafront, which boasts long stretches of sandy beaches and numerous family activities such as ten-pin bowling, an open-air swimming pool, and play parks. With good local primary and secondary schools nearby, the High Street is only a 10-minute walk from 55 West Street, offering boutique shops, convenience stores, a superb choice of eateries, and even a local cinema. Another benefit of being so close to Ryde 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 within 3 miles of the property. Regular public transport connections across the island are also within easy reach, with Southern Vectis bus stops and the bus station nearby, as well as the Island Line train service within a short walking distance.

### **Welcome to 55 West Street**

The attractive semi-detached property offers parking to the rear, accessed from a block-paved driveway to the side, and the front door is located on the side elevation.

### **Entrance Hall**

Fitted with a wood-effect laminate flooring which continues through most of the ground floor, this lovely entrance hall provides access to the dining room, the living room, the ground floor cloakroom, and the stairwell to the first floor landing.

### **Cloakroom**

Surprisingly spacious, this handy ground-floor cloakroom comprises a WC and a hand basin.

### **Dining Room**

Benefitting from a window to the rear aspect, this spacious dining room offers storage cupboards on either side of the chimney breast, and there is a doorway to the kitchen.

### **Kitchen**

Flooded with natural light from the window to the side aspect, this fabulous kitchen is fitted with modern base and wall cabinets with a wooden worktop, integrating appliances such as a dishwasher, electric oven, and rubbish bins, plus the worktop integrates a gas hob with an extractor fan over. There is space for an American-style fridge freezer plus a door to the rear garden.

### **Living Room**

Spacious and featuring two arched windows on the side aspect, this family room continues the flooring and neutral décor and offers a characterful fire as the focal point of the room. A doorway leads into an additional reception room.

### **Snug/Bedroom**

Offering versatility, this fantastic space could be utilised in a number of ways, including an additional living room, ground-floor bedroom, office, or gym. With two windows to the front aspect, the space features a gas fire and is neutrally decorated.

### **First Floor Landing**

The carpeted stairwell leads to a split-level landing to the first-floor accommodation.



### **Bedroom One**

Enjoying the morning sunshine from the large window to the front aspect, this double bedroom features a walk in wardrobe as well as an en-suite shower room.

### **En-Suite**

Featuring a modern suite comprising a large shower cubicle, a pedestal hand basin, and a WC, the space is neutrally finished with wall tiles around the suite and is finished with an extractor fan.

### **Bedroom Three**

Neutrally finished like most of the home, this lovely double bedroom benefits from a window to the side aspect and also features a built in cupboard.

### **Bedroom Two**

Situated to the rear of the property with the space enjoying views over the garden to the rear.

### **Bathroom**

Comprising a shower over bath, pedestal hand basin, and a WC, this neutral bathroom features an obscure glazed window to the side aspect.

### **Garden**

Enjoying sunshine for most of the day, this low maintenance garden is mostly paved and benefits from a large decking area to one side. The garden offers an exciting opportunity for the new owners to relandscape, if desired. A gate leads to the driveway and garage/workshop located to the rear.

### **Parking**

Located to the rear of the property, at the end of the garden, is the off-road parking area for the property, offering a hard standing for a vehicle. Additional unrestricted, on-road parking is available on West Street and surrounding roads.

### **Garage/Workshop**

Offering fantastic storage space or workshop space, this outbuilding benefits from power and provides potential for various uses. Alternatively, the space could be utilised for additional driveway parking, if required.

55 West Street presents a fantastic opportunity to acquire a generous family home with potential for the new owners to personalise, offering a sunny rear garden and off-road parking. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Leasehold |

Lease Term: 900 years from July 1871(764 years remaining) |

Ground Rent: £0 per annum |

Council Tax Band: B (approx. £1,984.62 pa – Isle of Wight Council 2025/2026) |

Services: Mains water, drainage, electricity, and gas





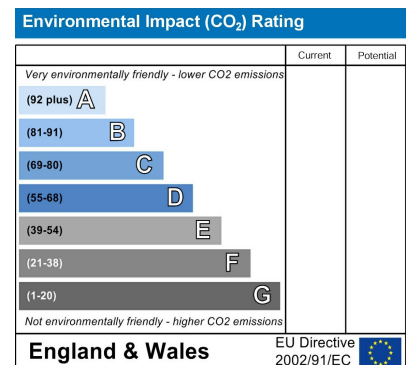
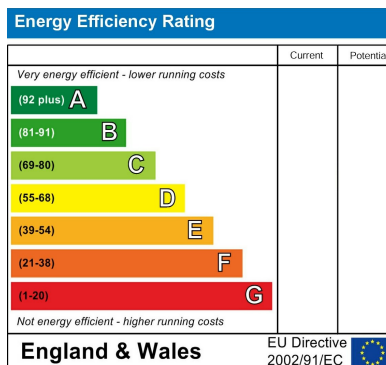
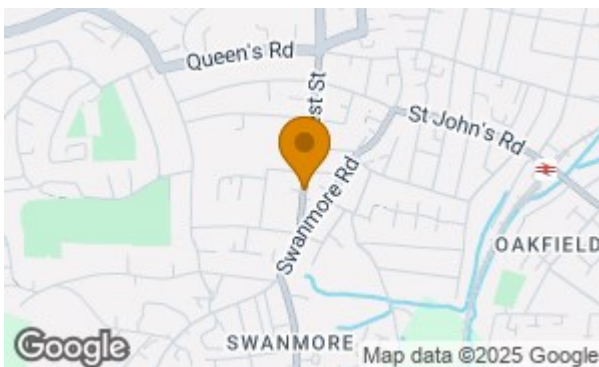
Approx Gross Internal Area  
119 sq m / 1277 sq ft



Ground Floor  
Approx 66 sq m / 715 sq ft

First Floor  
Approx 52 sq m / 563 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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