

SPENCE WILLARD



9 West Hill Road, Ryde, Isle Of Wight, PO33 1LA

An attractive period home with white styled interiors, original features and character, off road parking and garden, set back from the beach in Ryde.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Melrose, 9 West Hill Road is an immaculate four-bedroom semi-detached house boasting a range of unique features. Beautifully presented highlighting the rich period character throughout, this fantastic family home has been modernised and dressed to offer a bright, spacious and comfortable home. There are a further two substantial reception rooms and four bedrooms, three of which are large doubles in addition to two bathrooms, one of which being ensuite. The house is set back a short walk from the beach making it an ideal property for a family, pets or walkers. The open plan kitchen and dining room is an impressive space while modernised and tastefully finished bathrooms, uPVC windows and a modern heating system make this a particularly comfortable and appealing house to live in.

Located in a prime position just set back from Ryde Sea front on the northeast of the Island with views of Eastern Solent, beaches and Ryde Town just a short walk away. Appley Beach is known for its long sandy bay and parkland ideal for spending time on the family friendly beach and for walks either to Ryde or east to Seaview and the beautiful Priory Bay. The popular Dell Café is perched overlooking the water enjoying a fantastic westerly aspect and great sunsets. Ryde provides a further comprehensive range of amenities, shops, bars and restaurants including Ryde School which is just over the road. The villages of Seaview and Nettlestone are less than 2 miles away and Bembridge with its harbour and extensive mooring facilities is also within easy reach. The Fast Cat and Hovercraft passenger services connect to the mainland from Ryde which is 3 minute drive/15 minute walk away.

Accommodation

Ground Floor

Arched porch covering the original timber door with leaded stained glass and fan light over.

Hallway

A generous hallway with ceiling alcove and exposed wooden floorboards running throughout the ground floor painted white. Understairs cupboard with plenty of space for hanging coats, storing boots and security and circuit board.

Sitting Room

Boasting generous proportions and a deep bay window overlooking the front aspect. Plantation shutters and original fireplace.

Family Room

An additional reception room with window overlooking the garden. Picture rails and fireplace.

Open Plan Kitchen/Dining Room and Living Area

A fantastic room consisting of a large open and recently replaced kitchen with white composite worktop over a range of shaker style undercounter storage units. Undermounted twin ceramic bowl sink with mixer tap over, space and plumbing for a range cooker with extractor over with glazed tile splash backs. Integrated fridge freezer and Bosch dishwasher. In the dining room space for a large table beneath a pendant light and cosmetic fireplace which completes a great family space for dining and entertaining.

Utility Room

With tiled floors and additional sink, a range of cupboards and wall mounted gas fired boiler. Additional airing cupboard housing 300L unvented cylinder.

Cloakroom

With hidden cistern, W.C and wall mounted wash basin and heated towel rail.

First Floor

Original staircase with banister rises to a large galleried landing. The first floor comprises four bedrooms, three of which are large doubles and two bathrooms, one of which being ensuite. The bathrooms are both well appointed with use of travertine tiles, vanity unit wash basins and there is a shower over the bath while the ensuite boasts a free-standing roll top bath with ball and claw feet as well as a walk-in shower.

Bedrooms 1 and 2 have built in wardrobes with Bedroom 1 also having a bench seat and storage within the bay window and sea views.

Outside

Plenty of parking is available for at least two cars on the block pavia driveway behind a brick wall with raised planter on top. There is access along the side via a wrought iron gate on a block pavia path to a terrace at the rear with westerly aspect. Gardens are largely laid to lawn with an outdoor brick-built BBQ, raised sleeper planters and two garden sheds at the end. There is also a gate that accesses the neighbouring recreation ground and of note a purple Wisteria clads the front of this attractive house.

Services

Mains electric, gas, water and drainage, the property is heated via gas fired boiler and delivered via radiators. The boiler is located in the utility room with unvented cylinder in the airing cupboard and heating delivered via radiators. The property is fitted with an alarm system and benefits from all new electrics on the ground floor.

Tenure

The property is offered Freehold

Council Tax

Band D

EPC Rating

D

Postcode

PO33 1LA

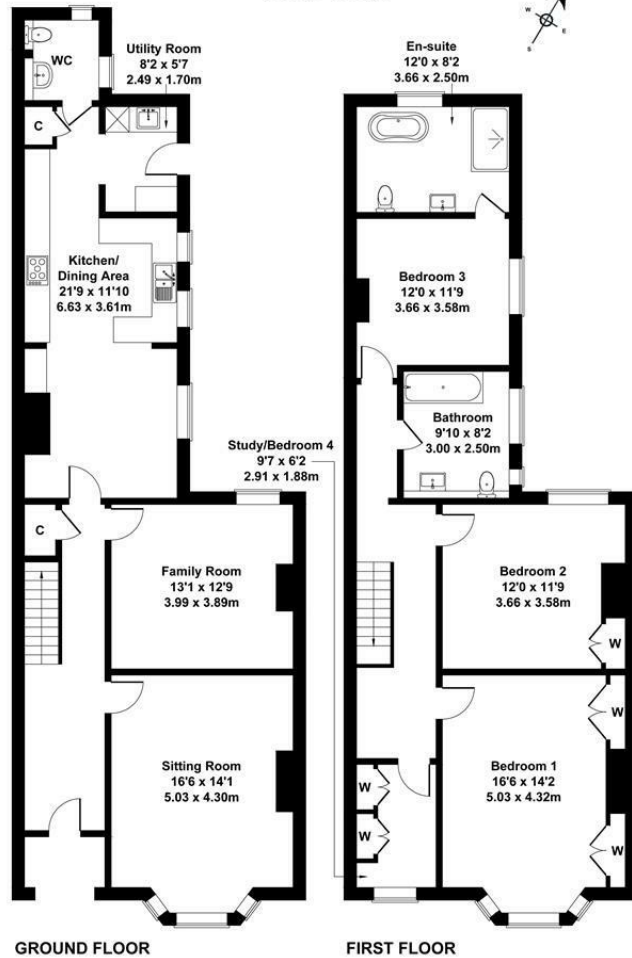
Viewings

Viewings All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



9 West Hill Road

Approximate Gross Internal Area
1938 sq ft - 180 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2025



SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.