



- Attractive Grade 2 Listed Victorian Townhouse
- Minimum 6 Bedroom Accommodation
- Sea Views from Upper Floors
- Period Character & Charm
- Sizeable 290sqm Internal Area
- Potential to Modernise & Remodel/Convert
- Parking for Two Cars
- Hugely Convenient Central Town Position
- Balcony(Sea Views) & Small Courtyard Area
- Investment Opportunity

7 John Street, Ryde, Isle of Wight, PO33 2PZ

**Offers In The Region Of £325,000**



This substantial semi detached house is situated within the very heart of central Ryde. With generous accommodation spread over 4 storeys we believe this property offers tremendous flexibility of use. Over the last few decades the property has been used to generate an income stream whilst also offering the owner comfortable accommodation. Moving forward the options for use will depend on your needs as the new owner and we advise that you consider the appropriate planning regulations and consents that a listed building will attract. In its current form the property is divided into 3 flats although to make them individually self contained alterations and consents will be necessary. Subject to permissions, we feel the opportunities for this property could include an HMO, separate flats, a generous home, rental income plus owner accommodation or offices for professional services plus owner accommodation. Whatever the intended use of the building Ryde town provides an attractive selection of retail shops and services which will appeal to residents and tenants alike. Should the plan be to run a business from this property there is plenty of passing pedestrians and traffic to market your services to and Ryde has the highest population of any town on the Island which in excess of 30,000. Local transport links include both trains and buses with further direct connections to mainland Portsmouth and Southsea via high-speed passenger routes. Arrange a viewing via our Ryde office and let us see how this property could best suit your requirements.



# Accommodation

Porch

**Entrance Lobby**

9'3" x 5'11" (2.82 x 1.80)

**Ground Floor Hall**

**Basement Floor Hallway**

**Lounge**

14'1" x 13'3" (4.29 x 4.04)

**Kitchen**

11'2" x 10'6" (3.40 x 3.20)

**Bedroom 1**

13'10" x 10'6" (4.22 x 3.20)

**Bedroom 2**

11'10" x 5'8" (3.61 x 1.73)

**Store Room**

**Utility Room**

12'0" x 11'6" (3.66 x 3.51 (3.65 x 3.50))

**Separate W/c**

**Shower Room**

**Ground Floor Hallway**

**Lounge**

14'10" x 14'1" (4.52 x 4.29)

**Kitchen**

11'0" x 6'4" (3.35 x 1.93)

**Rear Lobby**

**Bedroom 1**

14'5" x 13'9" max (4.39 x 4.19 max)

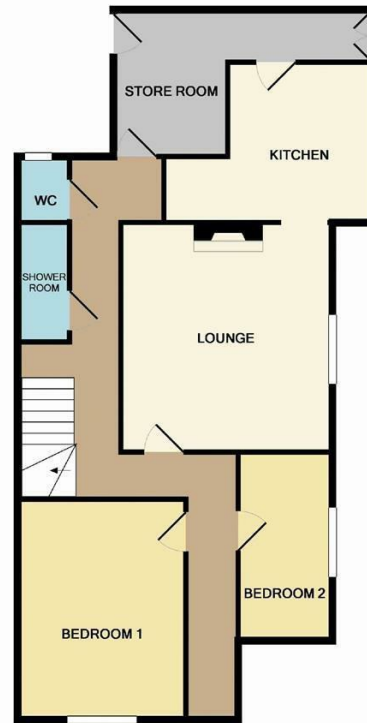
**Bedroom 2**

14'8" x 12'0" (4.47 x 3.66)

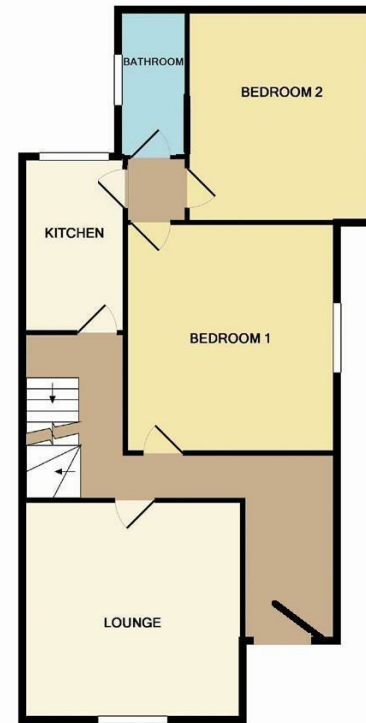
**Bathroom**

**First Floor Hall Landing**

**Separate W/c.**



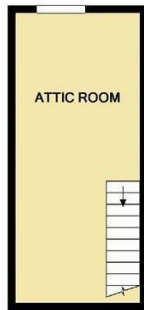
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedroom 1**  
14'9" x 14'2" into bay (4.50 x 4.32 into bay (4.49 x 4.31))

**Balcony**  
Offering views of the sea as far reaching as the mainland and The Spinnaker Tower.

**First Floor Landing**

**Lounge**  
17'10" max x 15'10" into bay (5.44 max x 4.83 into bay (5.43 x 4.82))

**Dining Room**  
14'11" x 9'8" (4.55 x 2.95 (4.54 x 2.94))

**Kitchen**  
12'0" max x 12'0" max (3.66 max x 3.66 max)

**Bathroom**

**Attic Room Landing**

**Attic Room**  
23'3" x 6'6" (7.09 x 1.98)

**Gardens**  
To the front and side of the building are harden areas laid to brick paving. They are enclosed by wall and railing boundaries. A raised shrub filled bed brings an array of colour to the garden. Very small courtyard garden to rear.

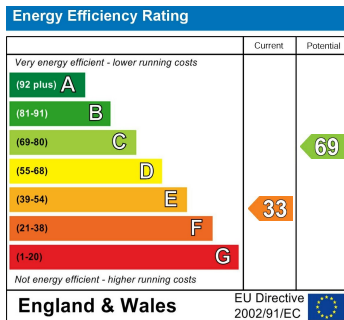
**Parking**  
Off road parking for two vehicles.

**Council Tax**  
BAND E & A

**Tenure**  
Long leasehold. 999 years from 1850. £10 ground rent per annum.

**Services**  
Unconfirmed gas, electric, telephone, mains water and drainage.

**Agents Note:**  
Agents Note: Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

**Viewing:**      Date .....      Time .....