



- No Onward Chain
- Three Comfortable Reception Rooms
- Many Character Features Retained Throughout
- Gas Central Heating & Open Fire
- Attractive Character Detached House Built Circa 1903
- Smart Modern 12'5 Kitchen with Garden Access
- Generous Entrance Hall & Landing
- Spacious 3 Double Bedroom Accommodation
- Sunny South Facing Garden & Patio
- Well Placed For Town, Buses & Trains

54 Park Road, Ryde, PO33 2BQ

£310,000

Positioned in the heart of Central Ryde, this charming detached house, built circa 1903, is a splendid example of period architecture, brimming with character and warmth. Retaining many original features, this delightful home pays homage to its rich heritage while providing modern comforts for contemporary living.

The property boasts three spacious double bedrooms, each offering a serene retreat for rest and relaxation. Complementing the sleeping quarters are three generously sized reception rooms, perfect for family gatherings or entertaining guests. The high ceilings and large sash windows throughout the home invite an abundance of natural light, creating an airy and inviting atmosphere.

Conveniently located, this residence is just a short stroll from local amenities, including bus services and a train station, making commuting a breeze. Additionally, the beautiful beach and vibrant town centre are within easy reach, allowing for leisurely days by the sea or enjoying the local shops and eateries.

This detached house is not just a home; it is a lifestyle choice, offering a perfect blend of historical charm and modern convenience in a sought-after location. Whether you are a growing family or simply seeking a peaceful retreat, this property is sure to impress.



Accommodation

Entrance Hall

19'10" x 6'0" (6.05m x 1.83m)

Built-in Storage

Lounge

14'7" max into bay x 11'11" max (4.45m max into bay x 3.63m max)

Sitting Room

11'11" x 11'11" max (3.63m x 3.63m max)

Dining Room

12'4" x 11'11" (3.76m x 3.63m)

Kitchen

12'10" x 12'5" (3.91m x 3.78m)

Landing

Loft Access

Built-in Storage

Bedroom 1

14'6" max to bay x 11'11" max (4.42m max to bay x 3.63m max)

Bedroom 2

12'9" x 12'5" (3.89m x 3.78m)

Bedroom 3

11'11" x 11'11" (3.63m x 3.63m)

Bathroom

10'9" plus storage x 8'10" (3.28m plus storage x 2.69m)

Built-in Boiler Cupboard

Gardens

Wrought iron railings adorn the front wall boundary. The frontage is neatly laid to lawn and framed by walled boundaries and shrub borders. A period tile pathway with rope-edging leads to the front door. A gated side access leads to the rear South facing garden. This Sunny garden is laid to lawn and enclosed by walled boundaries. Deep borders are filled with an array of shrubs and ornamental trees. A paved terrace wraps around two sides of the house as the obvious seating and bbq area. Greenhouse.

Council Tax

Band C



Tenure
Long leasehold. 999 years from 10/7/1903. £4.00 per annum ground rent.

Construction Type
Cavity wall

Flood Risk
Very Low Risk

Mobile Coverage
Limited Coverage: EE, Three, O2 & Vodafone

Broadband Connectivity
Openreach and Wightfibre networks. Up to Ultrafast fibre available

Services
Unconfirmed gas, electric, mains water and drainage.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

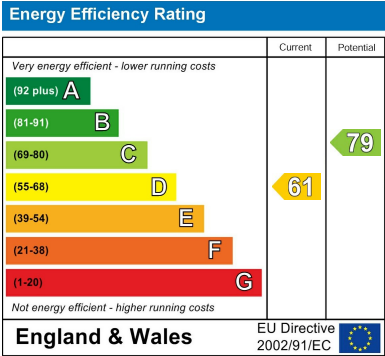
GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 1537 sq.ft. (142.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing:

Date

Time