



- Stone Built 1850 Coastal Semi Detached Cottage
- Attractive Grade 2 Listed Period Property
- Comfortable 3 Bedroom- 1 En Suite Accommodation
- Just a few Hundred Yards from the Beach
- Huge Character Appeal & Coastal Lifestyle
- 14'0 South Facing Lounge with Open Fire
- Enjoyed Some Recent Renovations
- Cloakroom W.C
- Small Courtyards to Front and Rear
- Close to Travel Options, Park, Shops & Coastal Walks

5 Simeon Street, Ryde, PO33 1JQ

£285,000

Situated in the picturesque coastal town of Ryde, this charming Grade II Listed semi-detached house offers a delightful blend of Victorian character and modern convenience. Spanning approximately 1,000 square feet, the property is ideally located just a stone's throw from the beautiful beaches, allowing you to fully embrace the coastal lifestyle.

Upon entering, you are welcomed into two inviting reception rooms. The south-facing lounge is particularly cosy, featuring an open fire that creates a warm and inviting atmosphere, perfect for relaxing evenings. The dining room flows effortlessly into the kitchen, making it an ideal space for entertaining family and friends.

This lovely home boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. There are two showers and a cloakroom W.C to serve the needs of the household.

The property is not only rich in history but also benefits from some modern attributes, ensuring comfort and practicality for contemporary living. The surrounding area is vibrant, with local shops, a recreation park, and various travel options, including passenger connections to the mainland, all within walking distance.

This semi-detached house in Ryde is a rare find, offering a unique opportunity to enjoy the charm of a Victorian home while being close to the stunning coastline. Whether you are looking for a family home or a seaside retreat, this property is sure to impress.



Accommodation

Porch

Entrance Hall

Cloakroom W.C.

Lounge

14'0" max x 13'4" (4.27m max x 4.06m)

Open fire.

Dining Room

13'1" x 9'11" (3.99m x 3.02m)

Built-in Storage

Kitchen

10'8" x 9'7" max (3.25m x 2.92m max)

Utility Room

8'4" x 4'3" (2.54m x 1.30m)

Landing

Loft Hatch

Principal Bedroom

14'1" x 12'9" maximum dimensions (4.29m x 3.89m maximum dimensions)

Including En Suite

En Suite

Bedroom 2

10'3" x 9'11" (3.12m x 3.02m)

Loft Hatch

En-Suite Shower Cubicle

Bedroom 3

10'11" x 8'6" (3.33m x 2.59m)

Currently used as home office.

Garden

The pretty South facing frontage is enclosed by rendered walls topped with wrought iron railings. It is largely laid to paving and framed by shingle borders to either side. A cluster of Bay Trees and a Rose Bush add to the greenery. A tiled pathway leads to the porch entrance. Enclosed courtyard garden to rear with space for a table and chairs.



Flood Mitigation

This property was subjected to flooding to its ground floor when on October 25th 2023 the local water course flooded its banks. Subsequent to this the Environment Agency have been carrying out further works in the immediate area. The property itself now has a flood barrier at the front, a flood proof back door, flood proof air bricks and ground floor sockets have been raised to the height of 1 metre. An insurance claim was made and repairs carried out. The property continues to be covered for flooding.

Tenure

Long leasehold 880 years from 24/6/1850.

Council Tax

Band B

Flood Risk

Low Risk from Surface Water. High Risk from River & Sea.

Construction Type

Stone elevations with rendered quoins. Slate roof. Cavity walls.

Mobile Coverage

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

Broadband Connectivity

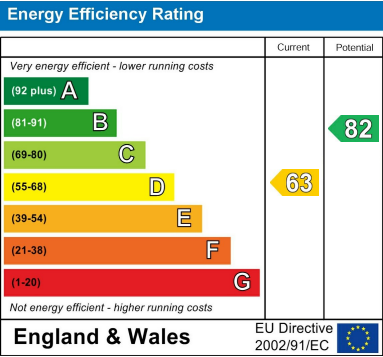
Openreach & Wightfibre Networks. Up to Ultrafast Available.

Services

Unconfirmed gas, electric, telephone, 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.



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.



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.

TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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