



- Comfortable Potential 3 Bedroom (see notes) Accommodation
- In Need of Obvious Repairs and Upgrading
- West Facing Garden
- Two Shower Rooms & Handy Utility Room
- Modern Detached Chalet Style House
- Generous 16'4 Lounge/Diner
- Garage Converted to Form Potential Bedroom 3 (see notes)
- Extended and Remodeled Interior
- Extensive 27'9 Kitchen/Breakfast Room
- Quiet Residential Position

54 The Mall, Binstead, Ryde, Isle Of Wight, PO33 3SF

£285,000

Situated in the tranquil area of Binstead, this modern detached chalet-style house presents an excellent opportunity for those seeking a comfortable family home. Built in the 1970's, the property boasts a well-thought-out layout spread across two floors, providing ample space for both relaxation and entertainment.

Upon entering, you are greeted by a spacious entrance hall and an invitingly generous lounge/diner that serves as the heart of the home. This space is perfectly complemented by a sizeable kitchen/breakfast room, which not only offers a practical cooking area but also seamlessly connects to the rear garden, making it ideal for family gatherings and social occasions.

The property features two well-proportioned bedrooms and potentially a third, ensuring plenty of room for family or guests. Please note that the garage has been converted without building regulations to form this potential third bedroom. Additionally, there are two convenient shower rooms and a utility room, enhancing the functionality of the home.

One of the standout features of this property is the west-facing garden, which basks in sunlight late into the evening, providing a perfect setting for outdoor relaxation or entertaining. The driveway accommodates parking for three vehicles, a valuable asset in this sought-after location although there is plenty of on-street parking on The Mall.

While the home has many appealing attributes, there are some essential repairs needed to unlock its full potential. These include the flat roof to the extension and the dormer roofs. With a little vision and effort, this property can be transformed into a truly remarkable residence.

In summary, this detached house in Binstead offers a wonderful blend of space, comfort, and potential, making it an ideal choice for families or those looking to invest in a peaceful community.



# Accommodation

## Entrance Hall

12'10" x 8'11" (3.91m x 2.72m)

## Lounge/Diner

14'4" x 16'0" (4.37m x 4.88m)

## Kitchen/Breakfast Room

27'9" x 9'5" max (8.46m x 2.87m max)

## Built-in Boiler Cupboard

## Utility Room

8'9" x 5'4" (2.67m x 1.63m)

## Built-in Storage

## Shower Room

5'4" x 5'3" (1.63m x 1.60m)

## Potential Bedroom 3

15'7" x 7'11" (4.75m x 2.41m)

This room has been formed by converting the garage. However, there is no proof of building regulation approval for the works involved.

## Converted Garage

## Landing

## Bedroom 1

12'7" plus wardrobes x 10'0" (3.84m plus wardrobes x 3.05m)

## Bedroom 2

15'10" max plus storage x 10'11" including wardrobe (4.83m max plus storage x 3.33m including wardrobes)

## Built-in Storage

## Shower Room

8'3" x 5'4" (2.51m x 1.63m)

## Gardens

The lawned frontage contains an established ornamental tree and shrubs. Side access to rear garden. The West facing garden is largely laid to lawn and fully enclosed by fence boundaries. A concrete patio runs the full width of the property. The orientation of the garden will attract the Sun into the evening. Garden tap. Garden shed. External lighting. A mature conifer sits to one corner.



**Driveway**

This offers spaces for 3 vehicles.

**Tenure**

Freehold

**Council Tax**

Band D

**Construction Type**

Brick elevations. Concrete tile roof. Cavity walls.

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Coverage includes: EE, Three, O2 & Vodafone

**Broadband Connectivity**

Openreach & Wightfibre Networks. Up to Ultrafast Available.

**Services**

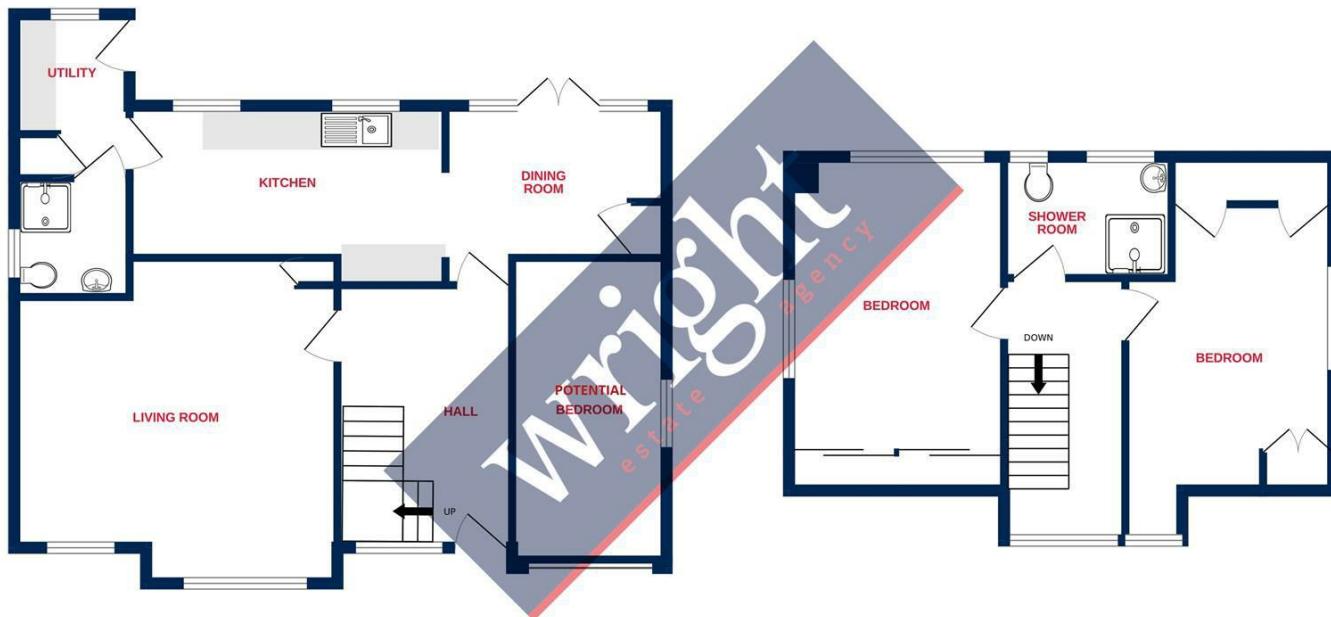
Unconfirmed gas, electric, water and drainage.

**Agents Notes**

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  
735 sq.ft. (68.3 sq.m.) approx.

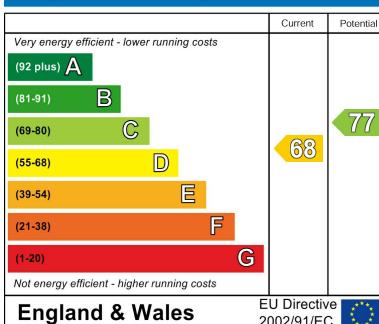
1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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**Energy Efficiency Rating**

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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk



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