



- No Onward Chain
- Comfortable 3 Bedroom Accommodation
- Close to Island's Coastal Path
- Open Fire & Gas C/Heating

- Popular Coastal Hamlet Location
- Exciting Potential to Improve/ Needs Modernisation
- Garage & Gated Driveway

- Attractive Individual Detached Home
- Generous 24'0 Lounge/Diner with Parquet Flooring
- Sea Views!

71 Fishbourne Lane, Ryde, PO33 4EX

Offers In The Region Of £350,000

Situated in the charming coastal hamlet of Fishbourne, this delightful detached house, built between circa 1950's, presents an exceptional opportunity for those looking to create their dream home. With three appealing bedrooms this property is perfect for families or those seeking a peaceful retreat.

As you enter, you are greeted by the original parquet flooring, which adds a touch of character and elegance to the reception rooms and entrance hall. These inviting spaces offer a blank canvas, allowing you to modernise and style the interiors to suit your personal taste and lifestyle. The two adjoining reception rooms provide ample room for relaxation and entertaining, making it easy to host family and friends.

One of the standout features of this property is the stunning sea view from the upper floor, a constant reminder of the beautiful coastline just a stone's throw away. The south-facing garden is another highlight, ensuring that you can bask in the sun throughout the day, perfect for gardening enthusiasts or those who simply enjoy outdoor living.

Parking is a breeze with spaces and a garage for up to three vehicles, adding to the convenience of this lovely home. The location is ideal for those who appreciate the outdoors, with the Island's coastal path and the mainland car ferry crossing nearby, offering easy access to the stunning natural beauty of the area.

In summary, this attractive detached house in Fishbourne is a rare find, combining potential for modernisation with a prime coastal location. Whether you are looking to settle down or invest, this property is sure to impress.



# Accommodation

## Porch

## Entrance Hall

11'7 x 6'10 (3.53m x 2.08m)

## Built in Storage

## Lounge/Diner

24'0 x 10'11 (7.32m x 3.33m)

## Kitchen/Breakfast Room

15'1 x 12'10 max (4.60m x 3.91m max)

## Utility Room

6'11 x 5'3 (2.11m x 1.60m)

## Landing

Loft hatch

## Bedroom 1

11'11 x 10'11 including wardrobes (3.63m x 3.33m including wardrobes)

## Bedroom 2

11'7 x 10'11 including wardrobes (3.53m x 3.33m including wardrobes)

## Bedroom 3

7'4 x 6'10 (2.24m x 2.08m)

## Bathroom

6'11 x 6'10 (2.11m x 2.08m)

## Driveway

Gated driveway with spaces for two vehicles

## Garage

13'6 x 11'6 (4.11m x 3.51m)

With an up and over door. Door to rear.

## Gardens

An ornate wall boundary and mature hedging help to screen the property to the front. A lawn framed by shrubs sits to one side and the driveway to the other. Gated side access to the rear garden. Here, the majority of the lawned garden faces south attracting the sun throughout the day. Fence boundaries and hedge-lined borders enclose the garden on all sides. Ornamental trees sit within the borders. Garden tap.

## Council Tax

Band E



Tenure  
Freehold

Construction Type  
Brick elevations. Clay peg-tile roof. Cavity walls.

Flood Risk  
Very Low Risk

Mobile Coverage  
Coverage includes EE, O2, Three & Vodafone

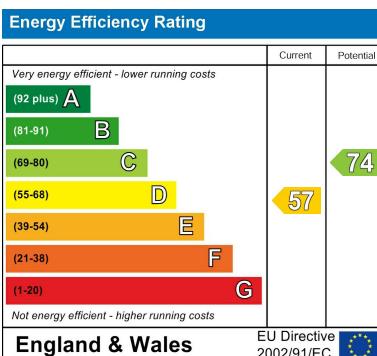
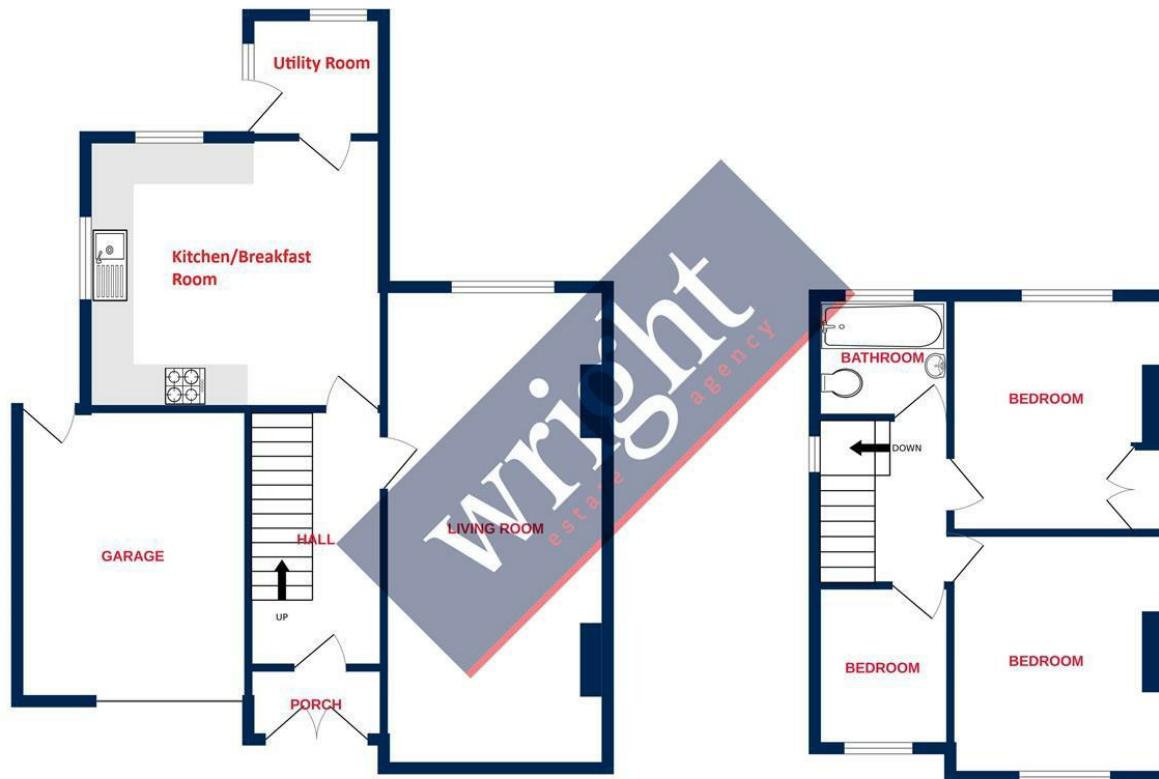
Broadband Connectivity  
Up to Superfast broadband available. (45mbps download speed)

Services  
Unconfirmed gas, electric, 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  
737 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



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.

TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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 internal or external appliances are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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 .....