



- No Onward Chain
- Generous 14'9 Bay Window Lounge
- Convenient Central Position
- D/Glazing & Gas C/Heating
- Substantial Victorian Semi Detached House
- Separate Dining Room
- Walled Courtyard Garden
- Comfortable 3 Bedroom Accommodation
- Cloakroom W.C & Smart Upstairs Shower Room
- 10'1 Kitchen & Separate Utility Room

14 Hill Street, Ryde, Isle of Wight, PO33 2QN

£235,000

Situated in the heart of central Ryde, this charming Victorian semi-detached house presents a wonderful opportunity for those seeking a blend of classic elegance and modern convenience. The property boasts a prime location, making it ideal for enjoying the vibrant coastal lifestyle that Ryde has to offer.

Upon entering, you are welcomed by a spacious lounge that exudes warmth and character, perfect for relaxing or entertaining guests. Adjacent to the lounge, the separate dining room provides an inviting space for family meals or gatherings. The practical utility room, conveniently located just across from the kitchen, adds to the functionality of the ground floor.

As you ascend to the first floor, you will find three generously sized double bedrooms, each offering ample space for rest and relaxation. The stylish modern shower room is a delightful addition, providing a contemporary touch to this period property. Furthermore, the house includes several storage options, ensuring that your living space remains tidy and organised.

Outside, the walled courtyard garden serves as a private retreat, ideal for enjoying alfresco dining or simply unwinding in the fresh air. While the property has been well maintained, there is ample opportunity for new owners to personalise the decor and flooring, allowing you to create a home that truly reflects your individual style.

This delightful Victorian home is not just a property; it is a canvas for your imagination, set in a location that offers both convenience and charm. Whether you are looking to settle down or invest, this house in central Ryde is a must-see.



Accommodation

Entrance Hallway

Built in Storage

Cloakroom W.C

Lounge

14'9 max to bay x 11'10 (4.50m max to bay x 3.61m)

Dining Room/Living Room

10'2 x 9'7 (3.10m x 2.92m)

Kitchen

110 max x 9'7 (33.53m max x 2.92m)

Utility Room

6'11 x 6'7 (2.11m x 2.01m)

Landing

Bedroom 1

15'2 max to bay x 11'10 (4.62m max to bay x 3.61m)

Walk-in Storage

A central walk-in shared storage space positioned between bedroom 1 and bedroom 3

Bedroom 2

12'8 max x 11'6 max (3.86m max x 3.51m max)

Bedroom 3

10'2 x 9'7 (3.10m x 2.92m)

Shower Room

6'11 x 6'7 (2.11m x 2.01m)

Gardens

The shallow frontage is defined by it's walled front boundary. Gated side access leading to side kitchen door. An enclosed walled courtyard sits to the side and rear of the house providing a private outdoor space. It is laid to paving for ease of maintenance.

Council Tax

Band B



Tenure
Freehold

Construction Type

Brick elevations and rendered elevations. Slate roof. Cavity walls. Single skin infill to ground floor brick pillared support to 1st floor extension forming utility room.

Flood Risk

Very Low Flood Risk

Mobile Coverage

Coverage includes EE, Three, O2 & Vodafone

Broadband Connectivity

Up to Ultrafast Fibre available

Services

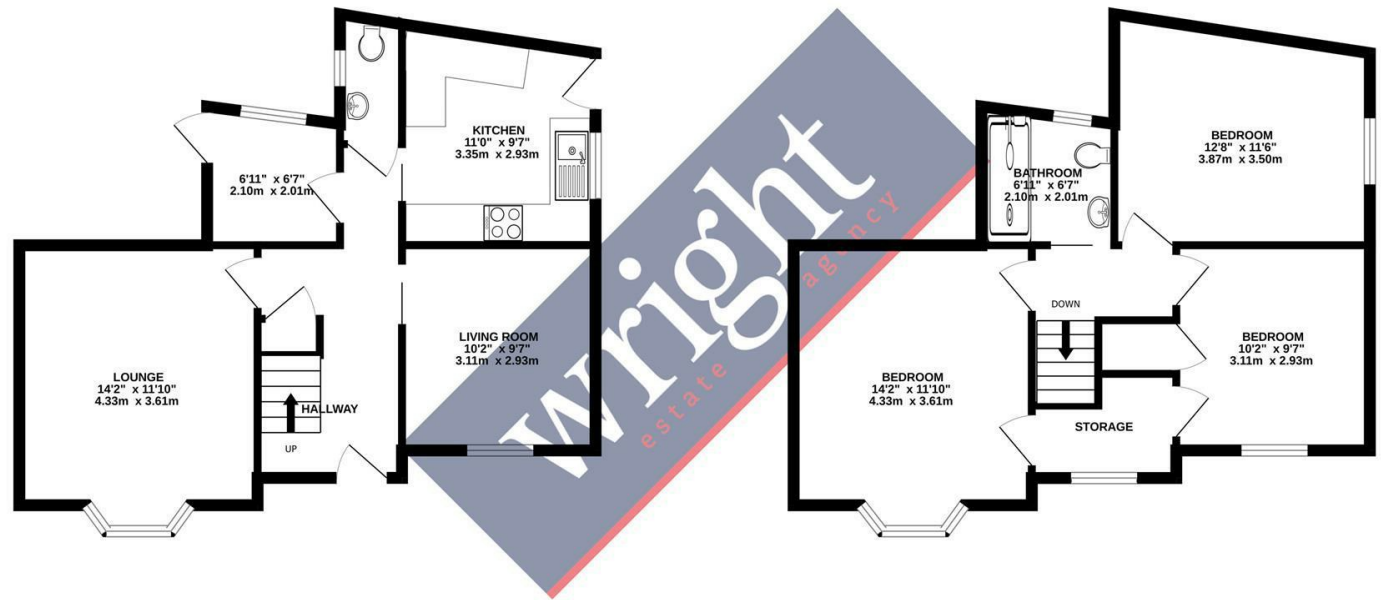
Unconfirmed gas, electric, water and drainage.

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
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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