



Simeon Street

Ryde

£290,000



Lancasters

A charming Grade II Listed Victorian home, built in 1840 and full of character. The ground floor offers a sitting room, separate dining room, modern kitchen with utility area, and a downstairs WC. Upstairs, two double bedrooms - alongside a large bathroom with a period suite. Working fireplaces feature throughout the principal rooms, complemented by gas central heating. Outside, a good-sized walled garden provides a private sunny aspect, while the location ticks plenty of boxes - within easy reach of town, transport links to the mainland, the marina, and sandy beaches. The coastal walk to Seaview, with its Solent views, is practically on the doorstep.



2 Bedroom Semi Detached House

Entrance

Welcoming entrance with wood flooring, understairs cupboard and stairs to first floor.

Sitting Room 13' 9" x 11' 8" (4.2m x 3.55m)

Sash window to front, working fireplace with marble mantle and cast iron grate. Wood flooring.

W/C

Period high-level cistern WC and circular basin. Tiled splashbacks and obscured window.

Dining Room 11' 10" x 11' 3" (3.6m x 3.42m)

Sash window overlooking rear courtyard, open fireplace with ornate mantelpiece and cast iron grate. Wood flooring. Glazed double doors to kitchen.

Kitchen 9' 10" x 7' 3" (3.0m x 2.2m)

Cream fitted units with granite worktops, Butler sink, 5-ring gas hob, double oven and Bosch dishwasher. Door to garden.

Utility 8' 0" x 6' 6" (2.43m x 1.99m)

Matching units, larder, space for fridge/freezer, concealed washer/dryer and wall-mounted gas boiler. Vaulted panelled ceiling.

Landing

Period wooden stair case - tall sash window and loft access.

Bedroom 1 14' 1" x 15' 9" (4.3m x 4.8m) into bay

Double bedroom with curved bay sash window, tiled open fireplace. Large built in cupboard with shower tray and plumbing for a shower.

Bedroom 2 11' 2" x 10' 6" (3.4m x 3.2m)

Double bedroom with wood flooring, open fireplace and built-in wardrobe. Steps down to:

Bathroom 10' 2" x 7' 7" (3.1m x 2.3m)

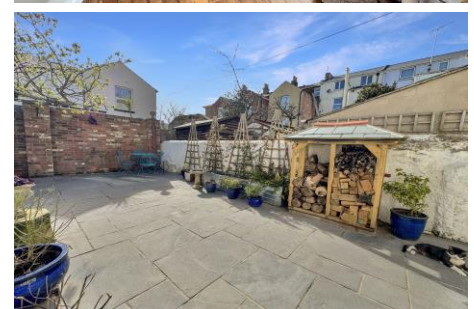
Claw-foot bath with shower, period high-level WC and Victorian washstand. Timber flooring and sash window.

Outside

South-facing paved walled garden with patio, Quince tree and gated side access.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Tenure: Freehold
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