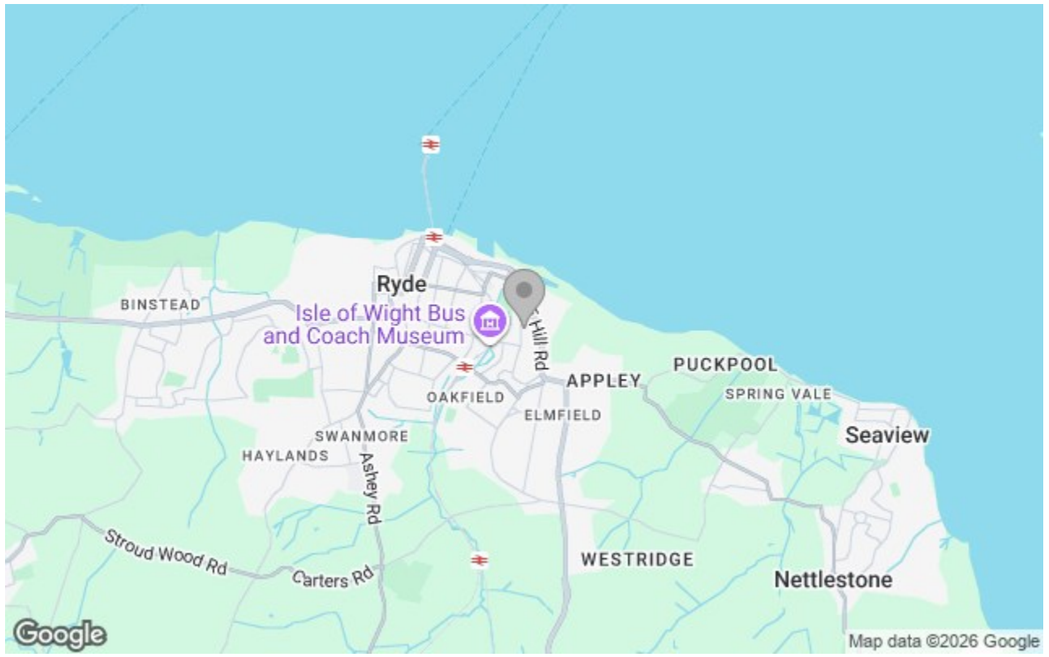


Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.

01983 811811

ryde@foxproperty.co.uk

Fox & home

182 High Street

Ryde

PO33 2PN

rightmove



26 West Hill Road

Ryde, PO33 1LQ

£475,000

Having been owned by the same family for 30 years, this imposing Victorian Villa is located in a popular road close to Ryde's sandy beaches, local schools and ferry links to the mainland.

The spacious accommodation makes this a perfect family home, which has the added bonus of a lower ground floor, providing part independent living for a teenager or elderly relative or indeed as a source of income on an air BnB basis. The house has been well maintained and sympathetically upgraded, making it feel very much like a loved home. There is a garden and parking. Viewing highly recommended.

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Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

Front Entrance Door.

Spacious Entrance Hall:
An imposing entrance with Victorian Style tiled floor. Wide steps to upper hallway.

Study: 10'7" x 6'7" (3.23m x 2.01m)
With tiled flooring. Radiator. UPVC double glazed window to the front.

Upper Hallway:
With radiator. Stairs to first floor. Large window overlooking the rear garden. Stairs to lower hallway.

Cloakroom/Utility: 8'0" x 7'10" (2.44m x 2.39m)
With wooden worktop and inset sink. Plumbing for a washing machine. Vaillant Gas fired boiler (recently fitted with warranty remaining). Low level WC. Wall mounted radiator. Tiled floor. UPVC double glazed window to the side. UPVC double glazed door to the garden.

Lounge: 16'5" x 14'0" (5.00m x 4.27m)
With a log burner set into feature fire surround with tiled hearth. Shelving to recess. Two radiators. Large UPVC double glazed window to the front allowing plenty of natural light.

Dining Room: 12'0 x 11'0 (3.66m x 3.35m)
With radiator. UPVC double glazed French doors with Juliet balcony. Square arch to:

Kitchen: 15'4" x 7'10" (4.67m x 2.39m)
A lovely light room with range of fitted base units with built in drawers and work surfaces. Double bowl ceramic sink unit. Tiled splashbacks. Plumbing for a washing machine. Vaulted ceiling. Tiled floor. Radiator. UPVC double glazed window to the rear and side. UPVC double glazed French doors to the garden.

First Floor

Landing:
Built in airing cupboard. Radiator. Window to the rear. Loft access.

Bedroom One: 14'5" + wardrobe x 14'2" (4.39m + wardrobe x 4.32m)
With feature cast iron fireplace and wooden surround. Radiator. Full height fitted wardrobes to one wall. Two UPVC double glazed windows to the front.

Bedroom Two: 13'10" x 10'7 (4.22m x 3.23m)
With radiator. UPVC double glazed window to the front.

Bedroom Three: 10'11" x 9'1" (3.33m x 2.77m)
With feature fireplace. Built in cupboard to recess. UPVC double glazed window to the rear. Radiator.

Bathroom:
With modern suite comprising oval bath with shower over. WC with concealed cistern and cupboard. Wash hand basin. Tiled walls and floor. Heated towel rail.

Lower Ground Floor

Lower Hallway:
With understairs cupboard. Radiator.

Bedroom Five/Lounge: 16'1" x 13'8" (4.90m x 4.17m)
With radiator. Large walk in cupboard. UPVC double glazed window to the front. Door to the front.

Bedroom Four: 11'3" x 10'0" (3.43m x 3.05m)
Radiator. Exposed brick chimney breast. Two UPVC double glazed windows to the side.

Shower Room:
Fully tiled wet room with low level WC and wash hand basin. Heated ladder towel rail. UPVC double glazed window to the rear.

Outside:
Front:
Large frontage providing ample parking plus a lawned area. Side access.
Rear:
Good sized rear garden with gated access onto St Johns Park Woodland. Patio area with steps to lawned area with beds and borders. Office/Shed with power and light.

Tenure: Freehold (Vendor currently purchasing Freehold)
EPC: D
Council Tax: Band D

Council Tax Band: Band D EPC Rating: D

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