



Guide Price £399,000
23 JOHN STREET, RYDE, ISLE OF WIGHT, PO33 2PY



A BEAUTIFUL 3 STOREY HOME MOMENTS FROM ALL AMENITIES!

Extensively upgraded throughout, this most impressive 4 BEDROOM residence - dating back to 1844 - presents an exceptional opportunity for those seeking a blend of period features, luxury modern living, coastal charm - as well as great convenience for the town amenities, schools, beautiful beaches and Island/mainland travel links. Upon entering the welcoming hallway, the quality and light are evident, with the accommodation comprising a charming front sitting room (with OPEN FIREPLACE), and a very striking kitchen/diner - designed with both style and functionality in mind - with bi-fold doors opening to the 'suntrap' COURTYARD garden (perfect for al fresco dining) - with the upper floors each offering 2 double bedrooms, and a bath or shower room on each floor. Further benefits include 2 separate WCs, superb SEA VIEWS, gas central heating, double glazing and a smart off-street PARKING BAY. There is the added bonus of PLANNING APPROVAL for a sea-facing balcony/roof terrace!! Certainly an early visit is essential to appreciate all this home offers.

PORCH:

Ample storage for coats and boots. Large original timber entrance door to:

HALLWAY:

A very welcoming hall with smart patterned vinyl flooring and newly carpeted stairs leading to first floor with attractive timber balustrade. Large high level stained glass window offering ample natural light to hall and landing. Door to Sitting Room. Inner hall with under stairs storage cupboard and doors to Shower Room and Kitchen.

SITTING ROOM:

A charming and bright front reception room with double glazed window to front with a sea glimpse. Natural timber floorboards. Vertical radiator. Attractive open fireplace with iron grate and painted timber mantle.

KITCHEN/BREAKFAST ROOM:

A brand new fitted kitchen comprising excellent range of cupboard and drawer units in grey and acoustic wood panel finish with contrasting quality work surfaces with inset 1.5 bowl sink unit, Quooker boiling water tap and grooved drainer. Large central 'island' with ample seating space for stool seating. Integral NEFF appliances to include tall fridge and freezer, washing machine, induction hob (with inset extractor), oven/microwave with further oven below. Double glazed window to side and large bi-fold doors to courtyard garden. Amtico waterproof luxury vinyl click (LVT) flooring. Vertical radiator.

SHOWER ROOM:

Suite comprising fully tiled shower cubicle, vanity wash basin and w.c. Electric towel rail. Extractor. Obscured double glazed window to rear.

FIRST FLOOR LANDING:

Lovely carpeted landing with stairs leading to first floor. Large original stained glass window to side offering ample light. Radiator. Doors to:

BEDROOM 1:

Attractive, large carpeted double bedroom with double glazed window to front offering super Solent views. Radiator.

BEDROOM 2:

Another carpeted double bedroom with double glazed window to side. Radiator. Large tiled cubicle with electric shower and extractor over.

BATHROOM:

Large luxurious bathroom comprising suite of P-shaped bath with storm and hand held showers over; Attractive 2 basin unit with drawers beneath. Large fitted wall mirror. Heated towel rail. Double glazed window to front with yet more sea views. Waterproof LVT flooring.

SEPARATE WC:

Comprising w.c. and vanity wash basin. Obscured double glazed window to rear. Waterproof LVT flooring.

SECOND FLOOR LANDING:

Carpeted landing with door to large linen cupboard. Doorway to Bedroom 4. Doors to Bedroom 3 and Shower Room.

BEDROOM 3:

Comfortable double bedroom with double glazed window to side. Large access to loft space. Carpeted flooring. Radiator.

BEDROOM 4:

A fourth bedroom (or study/snug) with double glazed windows offering superb Solent/mainland views. Radiator. Carpeted flooring.

SHOWER ROOM:

Luxury suite comprising large shower cubicle, vanity wash basin with mirror over and w.c. Stylish wall tile surrounds. Heated towel rail. Obscured double glazed window.

OUTSIDE:

Enclosed walled courtyard with timber gateway offering great privacy. This private external area also flows naturally from the Kitchen bi-folding doors, 'bringing the outside in!' A great spot for al fresco dining/relaxing/entertaining. To the front is an iron gate leading to the smart paved pathway to the entrance door.

A deep/wide parking bay for one vehicle.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Conservation Area: Yes

Council Tax Band: C

EPC Rating: E (52)

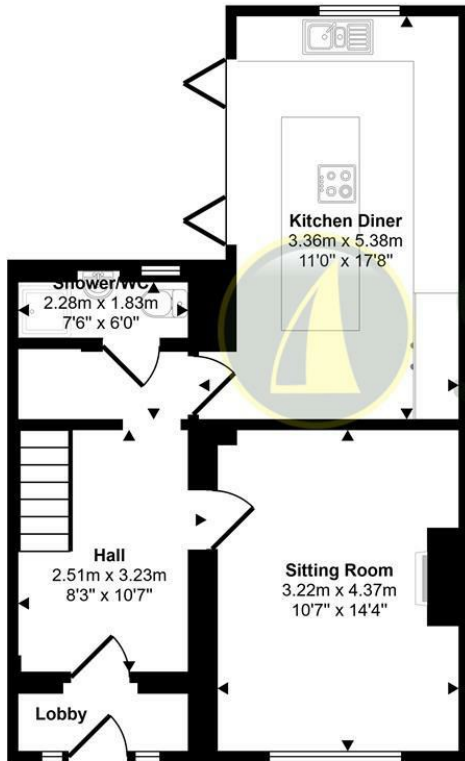
Utilities: Mains electricity, gas and water

Flood Risk: Very Low

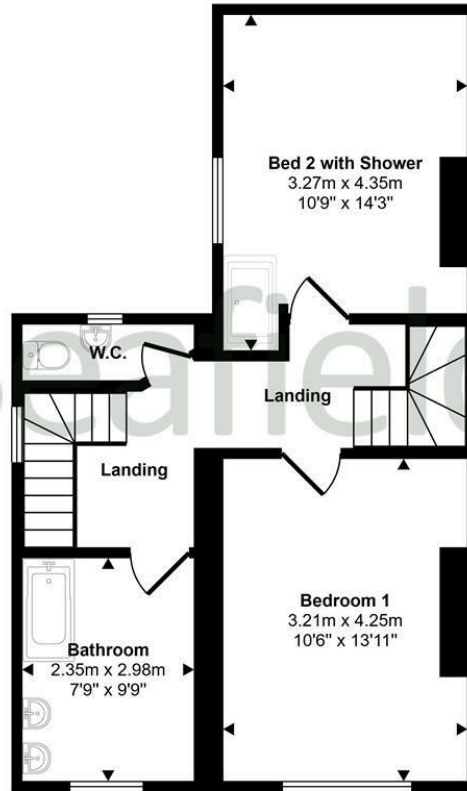
DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

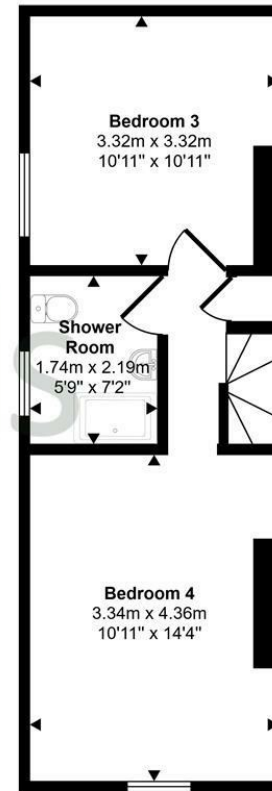
Approx Gross Internal Area
131 sq m / 1409 sq ft



Ground Floor
Approx 47 sq m / 511 sq ft



First Floor
Approx 49 sq m / 532 sq ft



Second Floor
Approx 34 sq m / 365 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

