



- Elegant Victorian Semi Detached House
- Flexibly Arranged Multi-Use Layout
- Sea Views from Upper Floor
- Ideal For Growing Families or Spatial Requirements
- Comfortable 4 to 6 Bedroom Accommodation
- Hugely Convenient Central Position Yards from Town Centre
- Well Placed for Local Schools, Travel Options & Shops
- Sunny West Facing Garden
- Parking for 2 Cars
- Three Bath or Shower Rooms

72 West Street, Ryde, Isle Of Wight, PO33 2QQ

£375,000

Situated in the heart of Central Ryde, this elegant semi-detached Victorian house presents a unique opportunity for both families and professionals alike. Spanning an impressive 1,517 square feet, the property boasts four spacious reception rooms and four generous bedrooms, complemented by three bathrooms.

The flexible layout, arranged over four floors, allows for a variety of uses, making it ideal for those wishing to work from home or accommodate a growing family. The upper floor offers delightful sea views that extend to the mainland, providing a picturesque backdrop to your daily life. The west-facing garden is a true gem, basking in sunlight late into the day, perfect for relaxation or entertaining guests.

Recently operating as a holistic clinic, this remarkable building is brimming with potential, whether you envision it as a family home or a professional space. The property also includes parking for two vehicles, a valuable asset in this convenient area.

Convenience is key, with local schools and transport options just a short walk away, ensuring that everything you need is within easy reach. This Victorian house is not just a home; it is a lifestyle choice, offering a blend of charm, versatility, and a prime location. Don't miss the chance to make this exceptional property your own.



Accommodation

Entrance Lobby

9'3" x 7'2" (2.82m x 2.18m)

Lounge

15'8" x 13'1" (4.78m x 3.99m)

Kitchen/Diner

13'0" x 11'10" (3.96m x 3.61m)

Garden Room

12'9" x 12'3" (3.89m x 3.73m)

Utility Cupboard

Shower Room

Lower Ground Floor

Lower Ground Lobby

Room 1

15'3" into bay x 12'9" max (4.65m into bay x 3.89m max)

Room 2

13'1" x 11'8" (3.99m x 3.56m)

Shower Room

11'1" x 4'8" (3.38m x 1.42m)

First Floor Landing

Bedroom 1

15'8" max to bay x 12'1" plus wardrobes (4.78m max to bay x 3.68m plus wardrobes)

Bedroom 2

13'0" x 11'9" including wardrobes (3.96m x 3.58m including wardrobes)

Bathroom

7'2" x 4'8" (2.18m x 1.42m)

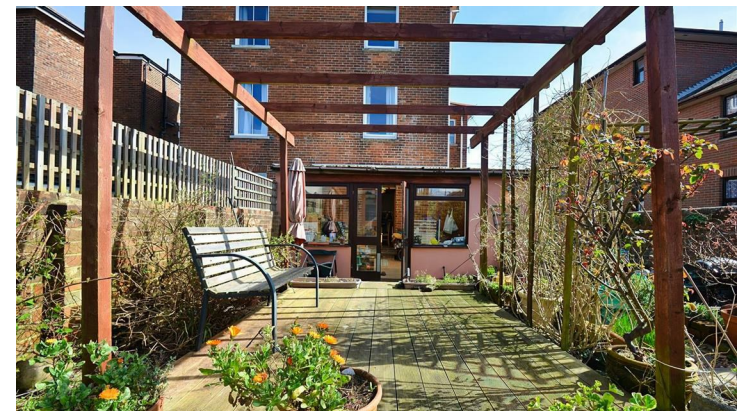
2nd Floor Landing

Bedroom 3

13'1" max x 12'7" (3.99m max x 3.84m)

Bedroom 4

13'0" x 11'10" (3.96m x 3.61m)



Gardens

The frontage is largely designated for parking purposes. A gated side access leads to the West facing rear garden. A paved patio sits off the garden room extending the full width of the garden. A pergola covered sun deck is almost central attracting the Sun into the evening. A graveled terrace framed by shrub borders forms the remainder of the garden. Garden shed. Fence and wall boundaries.

Parking

The driveway offers spaces for 2 vehicles.

Tenure

Freehold

Council Tax

Band C

Flood Risk

Very Low Risk

Construction Type

Brick elevations with rendered quoins and bays. Slate roof. Cavity walls.

Mobile Coverage

Coverage Includes: EE, O2 & Vodafone. Limited Coverage: Three

Broadband Connectivity

Openreach & Wightfibre Networks. Up to Ultrafast available.

Services

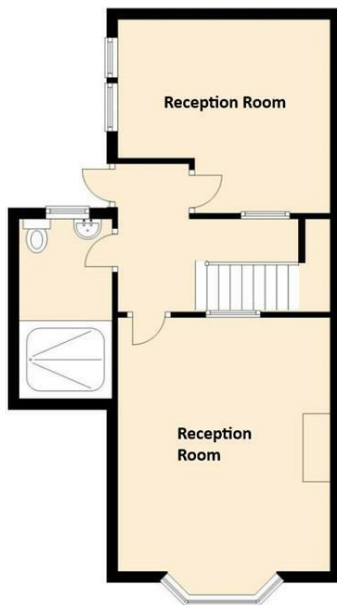
Unconfirmed gas, electric, mains water and drainage.

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.

Lower Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



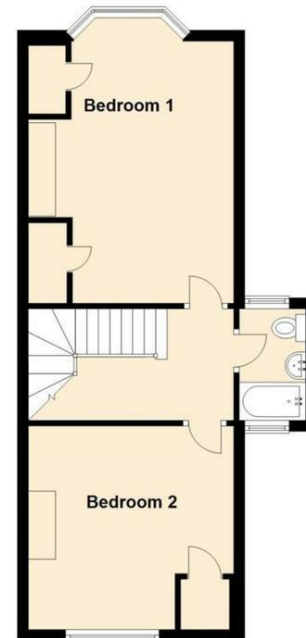
First Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



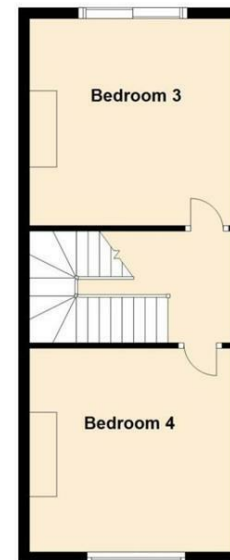
Second Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Third Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 186.6 sq. metres (2008.6 sq. feet)

This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Viewing: Date Time

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.