



- Surprisingly Spacious Victorian Terraced House
- In Need of Complete Modernisation
- Kitchen/Breakfast Room 14'8 x 10'11
- No Onward Chain
- Tucked away in Central Residential Road
- Two Reception Rooms
- Upstairs Shower Room
- Comfortable 3/4 Bedroom Accommodation
- Parking for 2 Cars & Garage (Entrance) 21'7 x 9'1
- Generous 85ft Rear Garden

8 Hill Street, Ryde, PO33 2QN

**Offers In The Region Of £189,950**

Situated in the heart of Central Ryde, this surprisingly spacious Victorian mid-terrace house offers a wonderful opportunity for those looking to create their dream home. With three/four well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those who enjoy entertaining.

The house boasts a generous 85ft rear garden, complete with a workshop and a patio area, ideal for outdoor gatherings or simply enjoying the tranquillity of your own green space. The potential to modernise this charming property is immense, allowing you to tailor it to your personal taste and lifestyle.

Conveniently located, you will find yourself just a stone's throw away from the town centre, where a variety of shops and travel options await. The property also benefits from parking for two vehicles, plus an integral garage that presents an exciting opportunity for conversion, subject to the necessary permissions.

This Victorian gem is not just a house; it is a canvas waiting for your vision. With its blend of character and potential, it is a rare find in such a desirable location. Whether you are looking to invest or settle down, this property is sure to impress. Don't miss the chance to make it your own.



# Accommodation

## Entrance (Garage)

21'7" x 9'1" (6.58m x 2.77m)

## Entrance Hall

## Walk-in Storage

## Lounge

12'7" max x 11'10" (3.84m max x 3.61m)

## Dining Room

12'8" x 11'5" (3.86m x 3.48m)

## Kitchen/Breakfast Room

14'8" x 10'11" (4.47m x 3.33m)

## Rear Porch

7'9" x 4'1" (2.36m x 1.24m)

## Landing

## Bedroom 1

12'7" max x 11'10" (3.84m max x 3.61m)

## Bedroom 2

15'3" x 8'8" (4.65m x 2.64m)

## Shower Room

8'7" x 4'11" (2.62m x 1.50m)

## Bedroom 3

12'7" x 11'5" (3.84m x 3.48m)

Interconnecting

## Bedroom 4

11'0" x 9'10" (3.35m x 3.00m)

## Garden

A raised rockery sits to one side of the frontage with the remainder designated for parking purposes. Access to rear garden is via the garage/entrance. The rear garden measures some 85ft in length and is largely laid to lawn. Patio areas sit at either end of the garden and established hedges and fences enclose the garden. Ornamental trees feature throughout this generous space. Garden shed.

## Workshop & Store

An amalgamation of outbuildings forming handy workshop & storage space.

## Parking

Spaces for at least 2 vehicles. This house owns the driveway from the the road, however, the neighbor enjoys a right of way for pedestrian and vehicular access.



**Council Tax**  
Band C

**Tenure**  
Lon leasehold. 999 years from 4/12/1862. Ground rent £8 per annum.

**Construction Type**  
Brick elevations. Slate roof. Cavity walls.

**Flood Risk**  
Very Low Risk

**Mobile Coverage**  
Coverage Includes: EE & O2 Limited Coverage Includes: Three

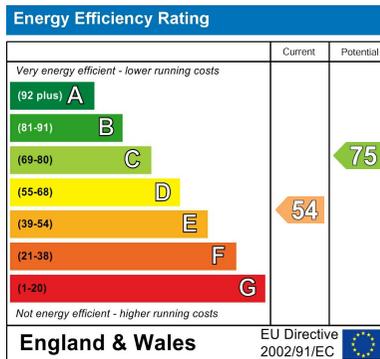
**Broadband Connectivity**  
Openreach & Wightfibre Networks. Up to Ultrafast Available.

**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  
869 sq.ft. (80.8 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1493 sq.ft. (138.7 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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**Viewing:** Date ..... Time .....

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