



- Townhouse within Converted Former Brewery
- Bathroom & Shower Room
- Interesting Sea views
- Handy Utility Room
- Individual Charm & Character
- Generous 20'4 Entrance Hall
- Modest South Facing Courtyard Garden
- Comfortable 2 Bedroom Accommodation
- Allocated Parking Space
- Lounge with Courtyard Access

3 The Old Brewery, 11 Benett Street, Ryde, PO33 2FJ

**£189,950**



Found in the heart of Central Ryde, this excitingly individual terraced townhouse offers a unique blend of character and modern living. Originally a brewery, this historic property has been thoughtfully converted, preserving original features that add charm and a sense of history to the home. Spanning an impressive 914 square feet, the accommodation is spread over three floors, providing ample space for comfortable living.

Upon entering, you are greeted by a generous entrance hall measuring 20'4, which sets a welcoming tone for the rest of the home. The ground floor features a cosy reception room, perfect for entertaining or relaxing with family. The south-facing courtyard garden is easily accessible from this lounge, providing a delightful outdoor space to enjoy the sunshine.

The property boasts two well-proportioned bedrooms and two bathrooms, making it ideal for families or those seeking extra space. The top floor is particularly striking, with vaulted ceilings that create a stylish atmosphere in the kitchen/diner. Here, you can enjoy lovely views of the sea, making it a perfect spot for dining or unwinding.

Convenience is key, as this home is located just yards from public transport links, including buses and trains, and is within walking distance of the beach and town centre. Additionally, there is parking available for one vehicle, adding to the practicality of this charming property.

This terraced townhouse is a rare find, combining historical charm with modern amenities in a prime location. It is an ideal choice for anyone looking to embrace the vibrant lifestyle that this coastal town of Ryde has to offer.



# Accommodation

## Entrance Hall

20'4" x 6'4" (6.20m x 1.93m)

## Built-in Storage

## Lounge

15'2" x 9'1" (4.62m x 2.77m)

## Utility Room

7'7" x 2'7" (2.31m x 0.79m)

## Shower Room

11'0" x 2'7" (3.35m x 0.79m)

## 1st Floor Landing

## Bedroom 1

15'2" max x 9'1" max (4.62m max x 2.77m max)

## Bedroom 2

9'1" x 6'9" plus recess (2.77m x 2.06m plus recess)

## Bathroom

5'11" x 4'11" (1.80m x 1.50m)

## 2nd Floor Landing

## Kitchen/Diner

23'5" x 9'1" (7.14m x 2.77m)

Vaulted ceiling

## Courtyard

The South facing courtyard garden sits off the lounge. Well screened private space.

## Parking

Allocated spaces in shared car park to front of the collective building.

## Tenure

Freehold

## Council Tax

Band B





**Flood Risk**  
Very Low Risk

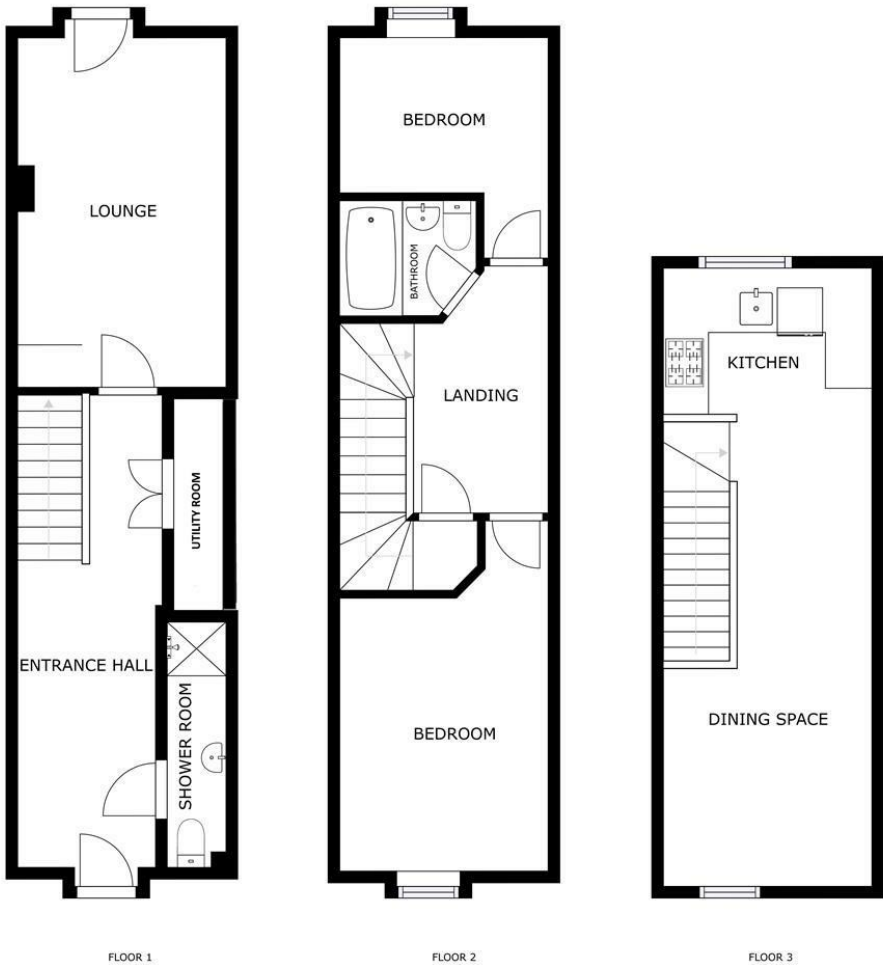
**Broadband Connectivity**  
Wightfibre and Openreach networks. Up to ultrafast fibre available.

**Mobile Coverage**  
Limited Coverage EE, Three, O2 & Vodafone

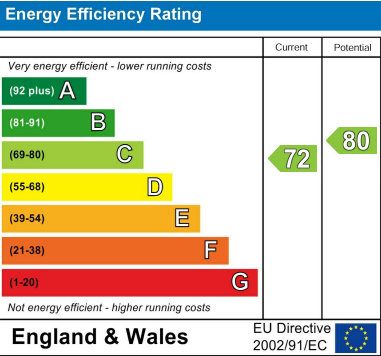
**Construction Type**  
Brick built cavity walls

**Services**  
Unconfirmed gas, electric, telephone, 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.



GROSS INTERNAL AREA  
FLOOR 1: 28.62 m<sup>2</sup>, FLOOR 2: 31.39 m<sup>2</sup>, FLOOR 3: 22.98 m<sup>2</sup>  
TOTAL: 82.99 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.



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**Viewing:**      Date .....      Time .....