



- Generous 5 Bedroom- 1 En suite Accommodation
- Attractive Victorian Villa with Sea Glimpses
- PARKING
- Walled & Lawned 58ft Garden
- 24'5 Lounge With Garden Access & Balcony
- Sizeable 16'10 Sitting Room
- Stunning Fully Equipt Kitchen
- Convenient Central Location
- Bathroom, Shower Room & En suite
- CHAIN FREE!

8 Argyll Street, Ryde, Isle Of Wight, PO33 3BZ

£530,000

With the internal area totaling some 250sqm, this detached Victorian villa is as spacious as it is architecturally attractive. It is situated within the very heart of the coastal town of Ryde just a matter yards from the bustling town centre. The generous accommodation is spread over 4 floors offering enormous flexibility and appealing separation between living spaces and accommodation. The lower ground level includes a stunning recently replaced kitchen topped with solid wood worksurfaces and is finished in fashionable tones. Other recent improvements are clearly evident in the en suite shower room and family bathroom. There are 3 to 4 reception rooms on the lower two floors and 5 sizeable bedrooms on the upper two. The driveway will accommodate up to 2 vehicles and at the rear the garden is neatly laid to lawn and enclosed by its walled boundaries. The upper floor reveals some interesting roof-top views across Ryde interspersed with glimpses of the sea highlighting the appealing coastal position. Miles of sandy beaches hug the coastline and here you will find several travel options including the high-speed passenger connections to mainland Portsmouth and Southsea for extending shopping trips and commuting. The highly regarded Ryde (independent) School is less than 200 yards away and there are several state schools in the immediate area also.



Accommodation

Entrance Hallway

Lower Ground Floor

Snug

13'1 x 11'3 (3.99m x 3.43m)

Breakfast Room

17'0 x 15'0 (5.18m x 4.57m)

Kitchen

14'0 x 13'4 (4.27m x 4.06m)

Utility Room

12'0 x 5'9 (3.66m x 1.75m)

Bathroom

9'5 x 7'10 (2.87m x 2.39m)

Ground Floor

Sitting Room

16'10 max x 15'5 max (5.13m max x 4.70m max)

Lounge/diner

24'5 max x 13'10 narrowing to 9'7 (7.44m max x 4.22m narrowing to 2.92m)

Balcony

11'2 x 5'0 (3.40m x 1.52m)

1st Floor Landing

Principal Bedroom

17'2 x 10'0 (5.23m x 3.05m)

Ensuite

Bedroom 2

13'10 x 12'3 (4.22m x 3.73m)

Bedroom 3

11'3 x 9'8 (3.43m x 2.95m)

Shower Room

2nd Floor Landing

Bedroom 4

18'9 x 15'5 (5.72m x 4.70m)

Bedroom 5

14'0 x 9'6 (4.27m x 2.90m)



Gardens

The front garden is laid to paving and coloured chippings for ease of maintenance. A gated side access leads to the 58ft rear garden. The main garden is laid to lawn and well screened by its fence/wall boundaries and the surrounding mature shrubs and trees. A solitary apple tree stands to one side. A paved patio area is positioned to the rear of the garden and is the ideal BBQ area. Courtyard area with flagstone paving and decking. Outside tap. External lighting. Summer house with power and lighting tucked away to the far corner to enjoy the sun in to the evening.

Parking

Driveway for up to two vehicles. Electric car charging point.

Tenure

Freehold

Council Tax

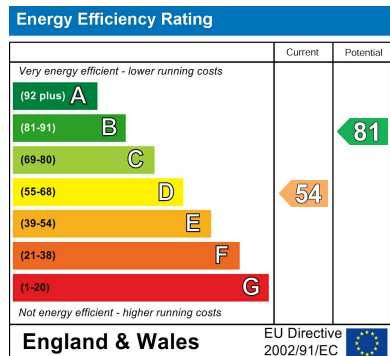
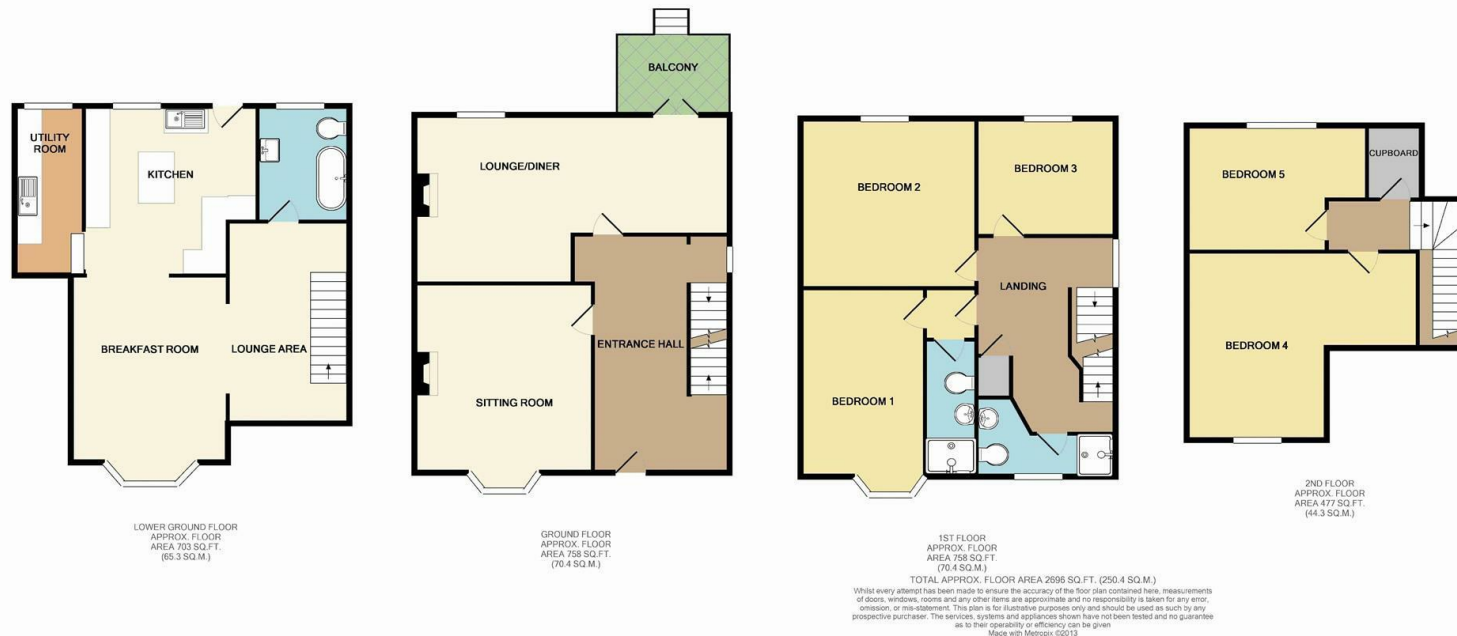
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Services

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.



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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