



Guide Price £425,000  
23 GEORGE STREET, RYDE, ISLE OF WIGHT, PO332EW



## A CHARMING COASTAL HOME OFFERING GREAT VERSATILITY AND CONVENIENCE!

An excellent opportunity to acquire a substantial LINK DETACHED HOUSE moments from Ryde's sea front, beautiful sandy beaches, host of town amenities, schools and Island/mainland transport links. Offering an abundance of character and original features, the VERSATILE accommodation allows a new owner to put their own stamp on it and use the ample space to suit their own family requirements. The house comprises a study, large sitting room (with OPEN FIRE), and dining room with open aspect into a superbly proportioned modern kitchen/breakfast room - a real 'heart of the home'. There are 4-5 BEDROOMS - the 'Master' including en suite shower - plus a family bath/shower room. Outside, the property features a surprisingly large enclosed REAR GARDEN plus gateway to wide side area giving easy access for bicycles, motor bike (even a small car) plus beach gear/paddleboards, etc. With its prime location and versatile layout, this home is a fantastic choice for commuters and those seeking a home which is in walking distance of all amenities.

### ACCOMMODATION:

Part-stained glass entrance door into:

### PORCH:

Obscured windows to sides and opening into:

### HALLWAY:

A welcoming hallway (with part-glazed door to Inner Hall) with wood flooring, stairs to first floor with cupboard beneath. Radiator. Door to deep storage cupboard. Further doors to:

### STUDY:

Front reception room currently utilised as a Study with sash window to front. Wood flooring. Fireplace and radiator.

### BEDROOM 5/RECEPTION:

Large double room currently used as fifth bedroom or indeed a music/play room. Sash bay window to front. Tiled fireplace and radiator.

### DINING ROOM:

Designated dining room offering ample space for large table and chairs. Wood flooring. Open plan aspect into:

### KITCHEN/BREAKFAST ROOM:

A real 'heart of the home' spacious and bright kitchen (with large sliding doors to outside plus 2 x skylight windows) comprising range of drawers with contrasting work surfaces over and inset 1.5 bowl sink unit. Appliances including 5-ring gas hob with extractor over. Large 'Island' with further storage units, work surface and breakfast bar. Space for tall fridge/freezer. Vertical radiator. Door to Utility Cupboard housing space and plumbing for washing machine and tumble dryer. Door to:

### SITTING ROOM:

A very good sized and very charming sitting room with sash window to rear and return door to Inner Hallway. Wood flooring. Radiator. Period open fireplace. Door to:

### GARDEN ROOM:

A useful area with Butler sink and storage cupboards. Door and window to garden.

### FIRST FLOOR LANDING:

Sash window to front. Timber flooring. Doors to:

### BEDROOM 1:

Superbly proportioned double bedroom with sash bay windows and further window over-looking rear garden. Radiator. Ornate fireplace. Carpeted flooring. Door to:

### EN SUITE:

Comprising suite of fully tiled shower cubicle, wash basin and w.c. Recessed down lighters. Stained glass window to side.

### BEDROOM 2:

Double bedroom with sash window to front. Radiator. Fireplace.

### BEDROOM 3:

Double bedroom with sash window to front. Radiator. Fireplace.

### BEDROOM 4:

Carpeted bedroom with sash window to rear. Radiator. Fireplace.

### BATH/SHOWER ROOM:

Corridor leading to large bathroom comprising suite of panelled bath with mixer shower, separate shower cubicle,, wash basin and w.c. Access to loft. Obscured window to front.

### OUTSIDE:

Set within a good sized plot, there is a large enclosed rear garden comprising patio area with wide steps leading to good sized lawn with assorted trees, a corner seating area plus vegetable plot. Garden shed. There are double gates to side allowing easy access from front of rear garden - for small car and/or paddleboards/bicycles, etc.

### TENURE:

Freehold

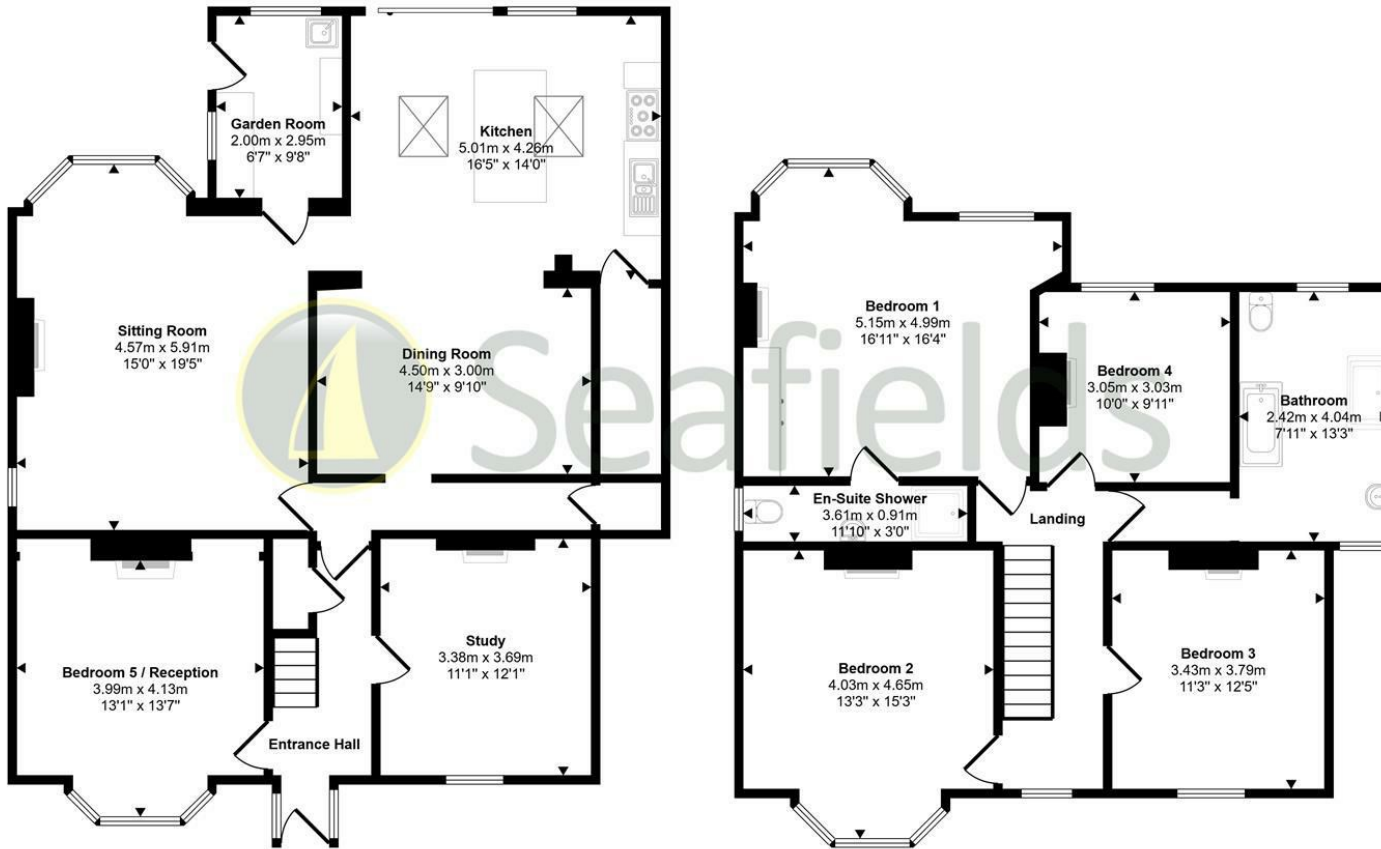
### OTHER PROPERTY FACTS:

Construction: Standard Brick Build  
Conservation Area: Yes  
Listed Building: No  
Council Tax Band: E  
EPC Rating: D (58)  
Flood Risk: Very low

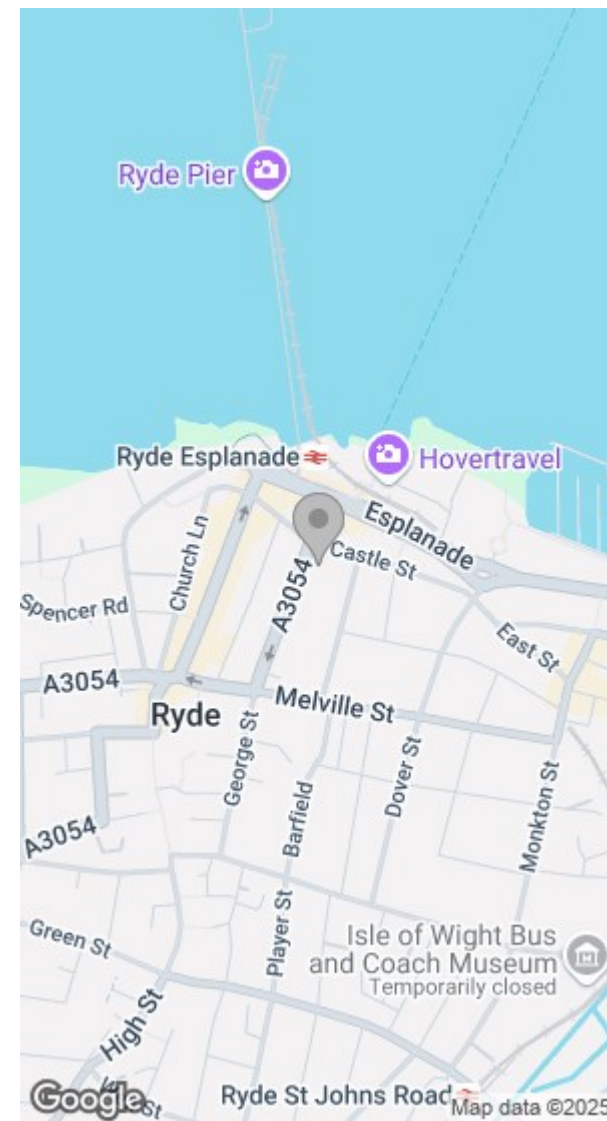
### DISCLAIMER:

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  
203 sq m / 2183 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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