

# Morningside

73 George Street, Ryde, PO33 2JF



Beautifully and sympathetically restored to offer modern living with characterful features, this stunning four-to-five-bedroom family home is situated in a convenient location and offers spacious accommodation with a delightful sunny garden.

- Elegant Grade II listed townhouse
- Flexible accommodation arranged over four floors
- Sea views from first and second floors
- Convenient location for amenities, schools, travel links
- Sunny rear garden with large patio
- Extensively renovated throughout
- Four to five double bedrooms and three bathrooms
- Stunning period features with modern touches
- Walking distance to sandy beaches
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Believed to have been built in the early 19th Century, this stunning townhouse stands in a highly convenient location just minutes from high street amenities, mainland travel links and the beautiful golden sandy beaches of Ryde. The property has undergone an extensive renovation by the current owners who have sympathetically renovated the property back to its former glory, which is flooded with characterful features such as wooden floors, high ceilings, decorative coving and more. The property comprises a porch leading through to the entrance hall or to the lower ground floor with the entrance hall continuing to the kitchen, the living-dining room, ground floor cloakroom, and the study/playroom/bedroom at the rear of the property. The first floor is accessed via the stairwell from the entrance hall which leads up to a spacious landing and two double bedrooms complete with en-suites. The second floor is accessed by a stairwell from the first-floor landing and provides an additional two bedrooms and a shower room. The second floor has potential to become the primary suite, if desired by the new owners. The lower ground floor is accessed via a stairwell from the porch or the rear of the entrance hall and leads down to a wine cellar, a utility room, a lower ground floor cloakroom, boiler room, and the snug/movie room. Outside the garden has been beautifully landscaped to provide low maintenance outside space with a large patio, ideal for entertaining.

Within just a five-minute walk from the property is Ryde seafront which boasts long stretches of fine golden sand with numerous seaside activities such as bowling, playgrounds and an open-air swimming pool. With good local primary and secondary schools nearby, there are also plenty of high street amenities within short walking distance including boutique shops and convenience stores, a superb choice of eateries and even a local cinema. Another benefit of being so close to the seafront is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.4 miles away from the property. Regular public transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train service located along the Esplanade.

### **Welcome to Morningside**

The bright sunshine yellow front door reflects its name 'Morningside' as you enter the property. A couple of steps lead up to the front door.

### **Porch**

Tiled with a Victorian inspired patterned tile floor, this handy porch provides space to store coats and shoes whilst providing access to the entrance hall and the lower ground floor. Above the main entrance door and the door to the entrance hall is a half crescent sunshine window which adds a wonderful feature to the entrance and natural light.

### **Entrance Hall**

Panelled with smart mid-level wall panelling, this wonderful entrance hall boasts restored wooden floorboards and provides access to the ground floor accommodation. A door to the rear aspect, at the end of the hall, leads out to the garden.

### **Kitchen**

Naturally lit from the box bay window to the front aspect, this stunning kitchen has been beautifully curated to offer spacious and well-appointed base and wall cabinets in a deep blue which is paired nicely with a wooden worktop. The cabinets offer integrated appliances including an electric oven, 5-ring gas hob with an extractor over, a full-length fridge, and a dishwasher, plus there is a 1.5 sink within the worktop. A large island can be found within the kitchen space which hosts the sink as well as a breakfast bar creating the perfect spot for a quick snack. At the other end of the room is a chimney breast with two arches either side which open into the living/dining room.





### **Living - Dining Room**

Linked with the kitchen through an open archway, this fabulous living dining room offers wonderful views over the garden, the space boasts deep skirting boards and continues the wooden floorboards. The focal point of the room is the attractive open feature fireplace with a marble surround. There is versatility with this space as it could be utilised as a formal dining room, a sitting room or there is space for it to be used as a living-dining room.

### **Rear Hall**

The rear hall provides access to the ground floor cloakroom and to the study/playroom/bedroom and benefits from a Crittall window to the side aspect.

### **Ground Floor Cloakroom**

A necessity to any family home, this cloakroom has been beautifully designed with traditional style panelling with a fun 'Penguin Book' themed wallpaper over and comprises a w.c and a wall mounted hand basin. An small obscure glazed window to the side fills the room with natural light and the space is finished with a raw brick effect floor tile.

### **Study/Playroom/Bedroom**

Benefitting from direct access to the garden via the bifold doors, this versatile space could be utilised in a number of ways including a dining room, sitting room, office, or bedroom. The space has two small windows to the rear aspect and there is access to the loft space, which has been boarded and provides useful storage space.

### **First Floor Landing**

The traditional style staircase with a stair runner leads up to the spacious first floor landing. The panelling and the wooden floorboards continue, plus there is a cupboard at one end of the landing.

### **Bedroom Three**

Enjoying plenty of natural light from the large window to the rear aspect, this double bedroom benefits from an en-suite shower room and a walk in storage cupboard which could be utilised as a wardrobe.

### **En-Suite Shower Room**

Fitted with a sympathetic suite comprising a pedestal hand basin, a w.c, and a large shower with a striking blue tiled splashback. The space is warmed by a vertical radiator.

### **Bedroom Two**

Situated to the front of the property with an interesting, curved bay window to the front aspect and a window to the side, both with views towards the sea.

### **En-Suite Shower Room**

Following a similar suite to the other en-suite on the first floor comprising a large shower, pedestal hand basin, and a w.c, this en-suite benefits from a window to the side aspect and is finished with wood effect tile flooring and a burnt orange tile surround.

### **Second Floor Landing**

The turning staircase leads up to the second-floor landing which enjoys characterful curved walls and neutral carpets. The second floor could be utilised as a primary suite with a large bedroom, shower room, and a dressing room/office.

### **Bedroom One**

Well-proportioned and boasting plenty of natural light, this fabulous bedroom offers ample space for bedroom furniture as well as a built-in cupboard for storage. Two large windows to the rear aspect not only enjoy views over the garden, but there are sea glimpses towards the Solent.



### **Shower Room**

Beautifully designed with a traditional style suite comprising a large shower, a pedestal hand basin and a w.c, this space is finished with pale blue mid-level wall cladding and a Victorian inspired patterned tile floor. The room also benefits from a door to the adjoining room.

### **Dressing Room/Bedroom Four**

Set up as a versatile room with potential to be a bedroom or dressing room, this space features a stunning freestanding roll top bath on top of a beautifully tiled floor perfectly positioned in front of the window to the side aspect which enjoys wonderful sea views and views to Ryde Pier.

### **Lower Ground Floor Hallway**

Accessed from the porch and the entrance hall, this lower ground hallway leads to the lower ground accommodation and continues the décor from the entrance hall on the ground and first floor.

### **Snug/Movie Room**

Benefitting from two windows to the rear aspect, one as an emergency exit, this fantastic space offers an additional reception room which could be used in a number of ways. The space is carpeted and features a cupboard to one side. The Wightfibre internet is located here.

### **Utility Room**

Fitted with matching base units to the kitchen, this utility room offers space and plumbing for a washing machine. A glazed door leads out to a small courtyard area plus there is access to the lower ground floor cloakroom. The gas metre and electrical consumer unit is located here. A crittal style window with original glass is located here and makes for an interesting feature.

### **Lower Ground Floor Cloakroom**

Fitted with a w.c and a wall mounted hand basin, this handy cloakroom is neutrally finished with mid-level wall panelling.

### **Wine Cellar**

Located under the stairs, this original feature presents the perfect spot for a wine cellar or for storage.

### **Boiler Room**

Located at one side of the hallway, under the stairs, this boiler room features the gas fired boiler and the large pressurised water cylinder. A window to the side aspect allows natural light into the space.

### **Garden**

This wonderful walled garden enjoys sunshine for most of the day and benefits from a low maintenance layout. A large flagstone patio provides the perfect spot for dining al fresco style which is ideal for socialising or just relaxing with the family. The rest of the garden is laid to lawn with a stone flower bed to one end which houses a stone statue found in the garden during the renovations.

### **Parking**

Parking is unrestricted directly in front of the property and on several neighbouring streets plus a permit can be purchased for some sections of on-road parking – permits can be acquired from the Isle of Wight Council.

Morningside presents a fantastic opportunity to acquire a beautifully renovated townhouse which exudes character with a modern twist. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Leasehold

Lease Length: 999 years from 30 Aug 1935 (849 years remaining)



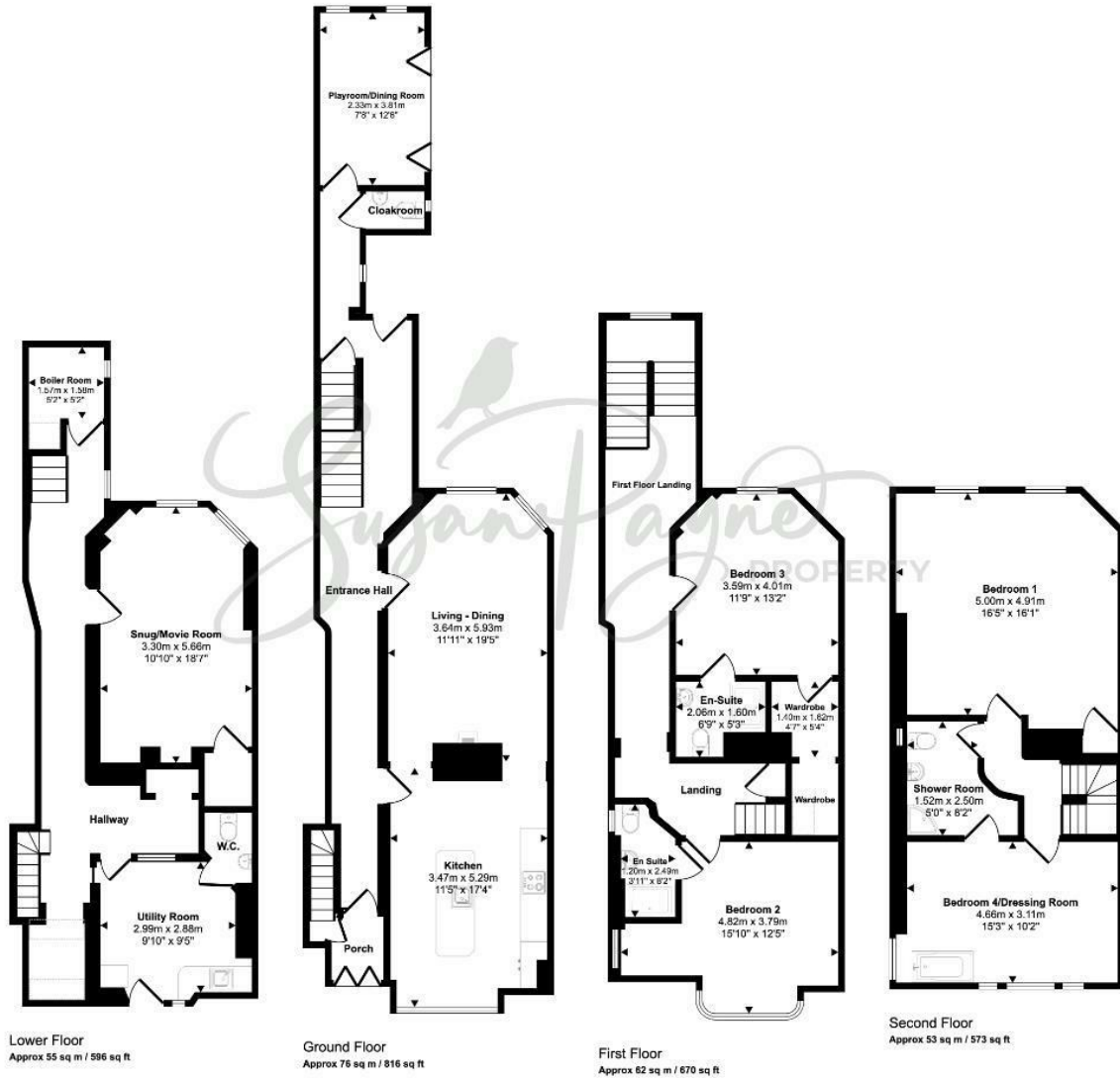
Charges: £0

Council Tax Band: TBC

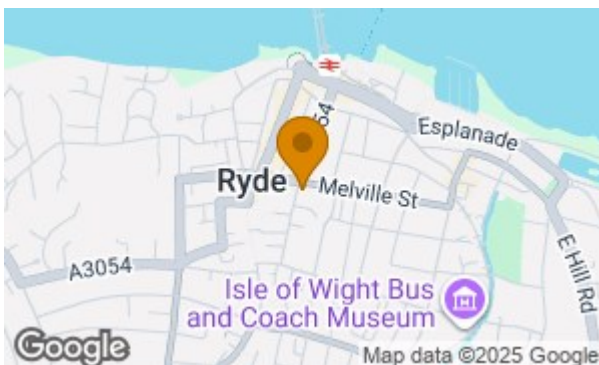
Services: Mains water, drainage, electricity, gas



Approx Gross Internal Area  
247 sq m / 2656 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 Simple 360.



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