



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

2, St. Johns Avenue

Ryde, Isle of Wight PO33 1ER



A well-presented two-bedroom home with a private, low-maintenance garden, off-street parking, modern interiors and a practical layout, ideally suited to first-time buyers, downsizers or investors.

- Two well-proportioned bedrooms with flexible living potential
- Low-maintenance decked garden ideal for outdoor seating and dining
- Modern fitted kitchen with practical layout and storage
- First floor bathroom serving both double-bedrooms
- Well-balanced layout designed for easy day-to-day living
- Private parking for one vehicle (or two small vehicles)
- Bright and comfortable lounge with direct access to the garden
- Useful ground floor cloakroom for added convenience
- Ideal purchase for first-time buyers, downsizers or investors
- Convenient residential location close to amenities and transport links

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

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Originally constructed in 2008, this well-maintained two-bedroom home offers a practical and comfortable layout, perfectly suited to modern living. Contemporary décor combines with a light, bright ambience to create a welcoming home that is ready to move into. The ground floor provides a welcoming lounge, fitted kitchen and useful cloakroom, while upstairs are two bedrooms and a family bathroom. To the rear, a private decked garden offers a low-maintenance outdoor space, ideal for relaxing or entertaining.

This welcoming home is situated in the suburbs of Ryde, only a short walk from the town centre and a brief drive to the extensive sandy beaches of Ryde and Appley. The bustling town centre has eclectic boutique shops and an exciting range of cafes, restaurants, bars, and traditional pubs. With good local schools at the primary and secondary levels nearby, the property is also convenient for high-speed foot passenger ferry services to Portsmouth for those quick trips to the mainland, and the Fishbourne to Portsmouth car ferry service is located just a 15-minute drive away. Furthermore, regular transport connections across the island are within easy reach, with bus stops serving nearby St John's Hill, and the Island Line train station is just a 6-minute walk away.

Welcome to 2 St Johns Avenue

Approached via a neat frontage, the property presents a smart and inviting first impression. The entrance hall leads into the main living areas, setting the tone for a home that is both functional and comfortable, with a thoughtful layout designed for everyday ease.

Entrance Hall

A practical space providing access to the principal ground floor rooms, with stairs rising to the first floor.

Lounge

A bright and comfortable reception room positioned to the rear, offering ample space for seating and everyday living, with direct access to the garden.

Kitchen

Fitted with a range of units and worktop space, the kitchen is well arranged for functionality and convenience, with room for essential appliances. A window makes the most of the south-facing aspect, filling the kitchen with natural light.

Cloakroom

A useful ground floor addition, comprising WC and hand basin.

Bedroom One

A well-proportioned principal bedroom with space for wardrobes and additional furnishings.

Bedroom Two

A versatile second bedroom, ideal as a guest room, home office or nursery.

Bathroom

Fitted with a bath, WC and wash basin, serving both bedrooms.

Outside

To the front of the property, gravel and slate borders create a welcoming first impression and continue to the side to create a path which connects to the rear garden. The enclosed rear garden is designed for ease of maintenance, featuring a full decked terrace ideal for outdoor seating and entertaining. A storage shed provides additional practicality, while the fencing ensures privacy.

Parking

A private block-paved driveway is just a few metres away from the property and provides generous parking for one vehicle, with the current vendors actually parking two smaller cars within the space.

**In Summary**

A well-balanced and easy-to-maintain home, offering comfortable accommodation both inside and out, ideal for a range of buyers looking for practicality and convenience.

Additional Details

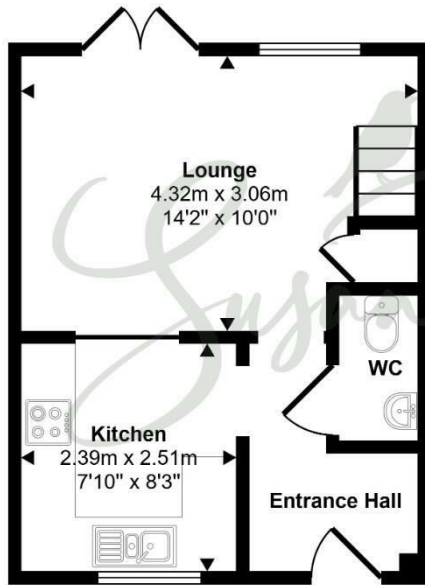
Tenure: Freehold

Council Tax Band: B (Approx £1950.55 for 2026/27)

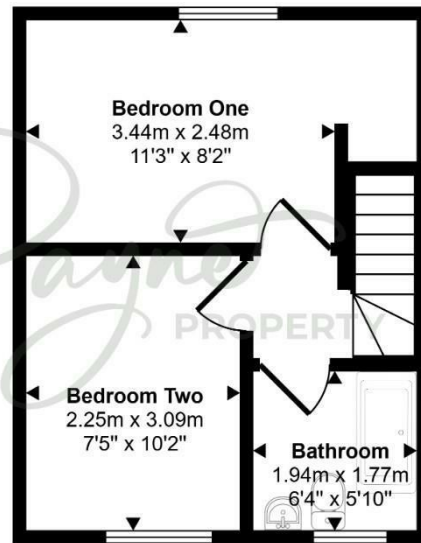
Services: Mains water, gas, electricity and drainage



**Approx Gross Internal Area
50 sq m / 536 sq ft**



Ground Floor
Approx 25 sq m / 270 sq ft



First Floor
Approx 25 sq m / 267 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 93 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		78	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 93 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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