



*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# 1, Victoria Place

Ryde, Isle of Wight PO33 2PX



A characterful four-bedroom period home in a prime central Ryde setting, offering sea views, driveway parking, a generous garden with sun deck, and annex potential - blending coastal charm with flexible living.

- Centrally positioned close to shops, schools, and beaches
- Flowing floorplan with versatile layout options
- Spacious sitting room with exposed brick fireplace
- Bedroom, wet room, and conservatory combine to create annex
- Generous, south-facing rear garden arranged over multiple tiers
- Driveway parking - a valuable feature in such a convenient location
- Sea views from the first-floor which enhance the coastal lifestyle
- Open-plan kitchen flowing into a bright and sociable dining area
- First floor family bathroom serving the main sleeping accommodation
- Public transport routes and mainland ferry links within easy reach

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

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Dating from the early 1900s, this charming and versatile home enjoys a highly convenient position within Ryde, offering a wonderful balance of character, space, and practicality. The accommodation is thoughtfully arranged over two floors and includes a spacious sitting room, an extended kitchen which is open-plan to the dining room, and four bedrooms. A particularly appealing feature is the ground floor layout, which, with its additional bedroom, wet room, and conservatory, offers excellent potential for either guest or annex accommodation, or to be incorporated into the main home to extend the reception space. The added benefit of driveway parking is a rare advantage in this location, while the generous rear garden and sun deck provide an inviting setting for outdoor enjoyment.

Set within easy reach of Ryde's vibrant town centre, the property benefits from a wide range of nearby amenities including shops, restaurants, schools, and transport links. The seafront and sandy beaches are just a short distance away, offering scenic walks and a relaxed coastal lifestyle. With excellent ferry connections to the mainland, this location is ideal for commuters as well as those seeking a well-connected yet coastal home.

### **Welcome to 1 Victoria Place**

Tucked away on a quiet residential no-through-road, driveway parking leads up to the characterful façade of 1 Victoria Place. From the outset, the property sets a warm and inviting tone, with natural textures, exposed brickwork, and timber finishes creating a sense of comfort and authenticity.

### **Porch and Entrance Hall**

The enclosed porch offers a practical space for coats and shoes, opening into a central hallway with tiled flooring and access to the principal ground floor accommodation. A door also gives access to a courtyard area.

### **Sitting Room**

A spacious and inviting room centred around a striking exposed brick chimney breast, complemented by warm wooden flooring and a bay window that fills the space with natural light.

### **Dining Room**

The large dining area also features a characterful chimney breast with a grand fireplace, plus a door to the rear courtyard. The dining room flows seamlessly into the kitchen, creating a sociable and functional layout ideal for both everyday living and entertaining.

### **Kitchen**

A well-appointed kitchen featuring shaker-style cabinetry, wood-finish worktops which provide ample preparation space, neutral tiling and natural light with windows to the side aspect and a rooflight. The kitchen extends to one end, creating a fantastic prep and utility area. A door leads into the annex.

### **Bedroom Four/Reception Room**

Located on the ground floor, this versatile room can be used as a bedroom, home office, or additional reception space, and forms part of the potential annex arrangement. A door leads to the wetroom, and French doors connect to the conservatory.

### **Wetroom**

A convenient ground floor wetroom adds practicality with a shower, basin and WC, further supporting the potential for self-contained or multi-generational living.

### **Conservatory**

Overlooking the garden, the conservatory provides a peaceful retreat with direct access outside, ideal as part of an annex space or as a relaxing garden room.



### **First-Floor Landing**

A characterful turning staircase features a half-landing with a window, and leads up to a bright landing with character detailing and access to all first-floor rooms.

### **Bedroom One**

A generous principal bedroom with a chimney breast and large bay window, enjoying elevated sea views, offering a calm and restful space with a delightful coastal outlook.

### **Bedrooms Two and Three**

Both bedrooms are well-sized and adaptable, and both have south-facing windows to the rear aspect looking over the garden, suitable for family members, guests, or home working. Bedroom three is accessed from bedroom two, so the two could be combined to create a wonderful suite.

### **Family Bathroom**

A centrally located bathroom serving the first floor, fitted with a large corner shower, countertop basin and WC, and finished with neutral tiling and enchanting exposed brick details.

### **Outside**

To the front, the space is utilised to maximise the parking. To the side of the property, a courtyard is an enclosed space, ideal for outside dining or storage. A gate leads to a side path which gives access to the garden. The south-facing garden is arranged across attractive tiers, offering a mix of planting, lawn, and seating areas. A raised sun deck provides the perfect spot for entertaining or relaxing, while mature trees and established borders create a private and inviting outdoor space.

Combining character, flexibility, and a highly convenient Ryde setting, this four-bedroom home offers a rare opportunity to enjoy both accessibility and coastal living. The annex potential, driveway parking, sea views, and generous garden further enhance its appeal. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D (Approx £2507.85 for 2026/27)

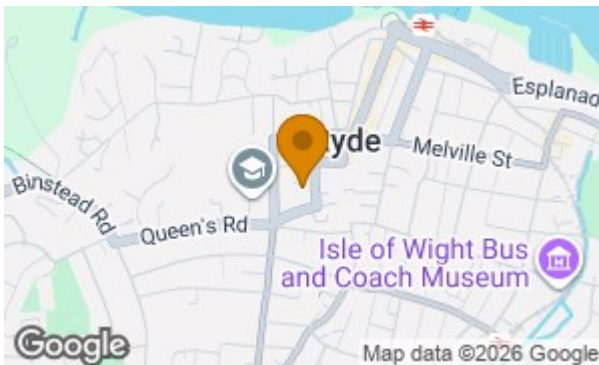
Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area  
128 sq m / 1377 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. Items 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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