



Victoria Hill, Eye, Suffolk

Harrison Edge
Estate Agents

Set nicely back from the road and with an outlook towards the orchard of Langton House opposite, this individual chalet property is a real opportunity. Arranged to provide both first and ground floor bedrooms, the property would suit older buyers looking to future proof or indeed younger families with children given its convenient location. A large garden sits behind.

- 2,3 or even 4 Beds
- Social Kitchen Diner
- Large garden
- Study or Bedroom option
- Garage
- Driveway & parking

Location

Found towards the top end of Victoria Hill, across from the grounds of Langton House, Rhodes is well situated and can access the town via the kerbed footpath or a number of more 'scenic' routes across fields or through neighbouring housing. The house itself is set well back from the road, yet within the front half of the plot, behind an open area of lawn and approached via a tarmac driveway and turning area. This has allowed for a large garden to remain at the rear. For those unfamiliar with Eye, the town offers the vast majority of everyday facilities with a good range of shops including two supermarkets, butchers, bakers, post office, hardware store and a range of complementary businesses. The social aspect is well catered for with cafes, art events, monthly cinema, sports facilities and clubs as well as public transport routes. Children can benefit from pre-school, nursery, primary, high schooling and sixth form education.

Description

Rhodes is an individual 'one off' detached chalet property of traditional cavity brick elevations beneath an interlocking tiled roof. Windows have been replaced with PVCu double glazed units and an oil fired boiler supplies radiators throughout and domestic hot water. Modifications have been carried out during the property's lifetime and we now see an enlarged kitchen dining arrangement with a lovely kitchen designed, built and installed by Bryan Turner Kitchens of Norfolk plus a utility room added to the side. Two double bedrooms and bathroom with shower can be found upstairs along with a third room which while capable of taking a single bed as is currently the case, is a handy Box Room. A third, optional bedroom sits downstairs

and is currently used as a study but if the need arises, is a very viable bedroom option, adjacent to the cloakroom. Study use could be then swapped to the upstairs box room for example. The property has been home to the current owners for over 20 years which speaks volumes. Moreover, they have been in Eye for over 40 years. They intend to stay in Eye once sold which speaks volumes more!

Hallway: A storm porch shelters the front door which opens to a welcoming space where stairs ahead rise to the first floor and the initial space turns into the heart of the ground floor. Panelled wood grain doors lead off as they do upstairs. Double radiator. Understairs cupboard. Artex & coved ceiling. Lovley Karndean flooring flows through much of the ground floor.

Cloakroom: With suite comprising low level wc, pedestal wash basin. Window to the rear elevation. Double radiator. Artex & coved ceiling.

Lounge: 19'8" x 11'11" (6m x 3.63m)

A well proportioned main reception room with twin windows to the front elevation. A chimneybreast with wood burning stove acts as a focal point to the room on the internal wall and bespoke cabinet work to one side has created cupboards, drawers and shelving. Two double radiators. Artex & coved ceiling.

Kitchen: 14'8" x 10'8" (4.47m x 3.25m)

Well appointed with a range of bespoke traditional kitchen units designed, built and installed by Bryan Turner Kitchens of

Norfolk. Beech surfaces extend across cupboard and drawer storage options along with integrated fridge, pan drawers, wine

racking along with decorative embellishments. The sink is a lovely large twin bowl ceramic arrangement which looks a 'cut above' and has a window above looking to the side garden. Wall cupboards match and tie in with the traditionally styled double larder cupboard set at one side. A cupboard houses the Warmflow oil fired boiler supplying domestic hot water and radiators. A wide opening now combines the kitchen area with that of the dining space plus a side part glazed door leads to the Utility Room. Artex & coved ceiling.

Dining Room: 11'2" x 9'9" (3.4m x 2.97m)

Open from the kitchen making for a lovely social space with both side benefitting from the expanse of beech worktop creating a three sided Island unit. Sliding patio doors lead out to the garden. Artex & coved ceiling throughout. Single radiator.

Utility Room: 9'3" x 6'4" (2.82m x 1.93m)

A useful extra space, set to the side of the main building and not only enabling further storage and practicality but an 'everyday' back door arrangement. Worksurface extends across cupboards and plumbing for washing machine. Upright fridge freezer space. Tall double cupboard and side cupboard plus shelving. Wall cupboards. Window to the rear.

Bedroom 3/Study: 10'9" x 9'6" (3.28m x 2.9m)

Currently used as a study and fitted with a bank of shelving and study surface. Double radiator. Window to the rear garden. Artex & coved ceiling.

First Floor Landing: The stairs from the hallway turn at right angles and continue up to a good size landing extending through the middle of the first floor. Useful built-in cupboard.

Bedroom 1: *11'11" x 10'6" (3.63m x 3.2m)*

With window to the front elevation. Built-in wardrobe cupboard plus a further built-in cupboard. Bedside light switch. Single radiator.

Bedroom 2: *10'9" x 10'7" (3.28m x 3.23m)*

With yet more useful storage which includes a sliding doored wardrobe plus smaller wardrobe. Window to the rear elevation. Single radiator.

Box Room: *8'11" x 5'11" (2.72m x 1.8m)*

A useful extra space with velux window and found at the end of the landing.

Bathroom: Complete with vanity wash basin set on a cupboard unit, low level 'off floor' wc, panelled bath plus a separate quadrant shower enclosure. Velux window. Vertical railed radiator.

Gardens & Grounds: The open plan front garden is primarily lawned and includes the driveway and turning space. A side gate leads to a sheltered side garden which in turn leads onto the main garden at the rear. A paved patio sits up against the rear of the house and the large mature garden extends away to the rear garden. It is a garden to wander in and is laid out with a number of beds, trees, shrubs and plants creating privacy and seclusion. A GARDEN SHED and GREENHOUSE will remain. Outside lights. Oil tank. Tap.

Garaging: *18' x 10'1" (5.49m x 3.07m)*

Integral to the house itself set beneath the main roof and with up and over door to the front. Power and light is connected.

Workbenches and racking is available should the prospective new owners wish.

Services: The vendor has confirmed that the property benefits from mains water, electricity and drainage. Mains gas is available within the road but not connected.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://www.gov.uk/check-long-term-flood-risk>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Identification Verification: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each

Vendor/Purchaser via our preferred ID Verification partner, Verify365.

Postal Address: Rhodes, 55 Victoria Hill, Eye, IP23 7HJ

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band D.

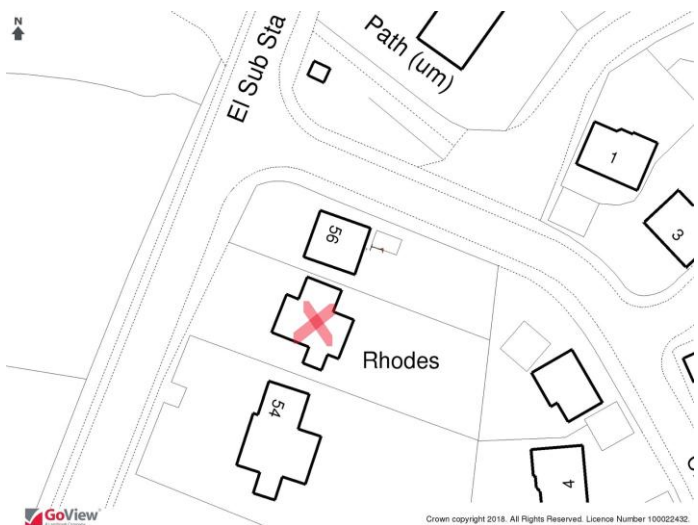
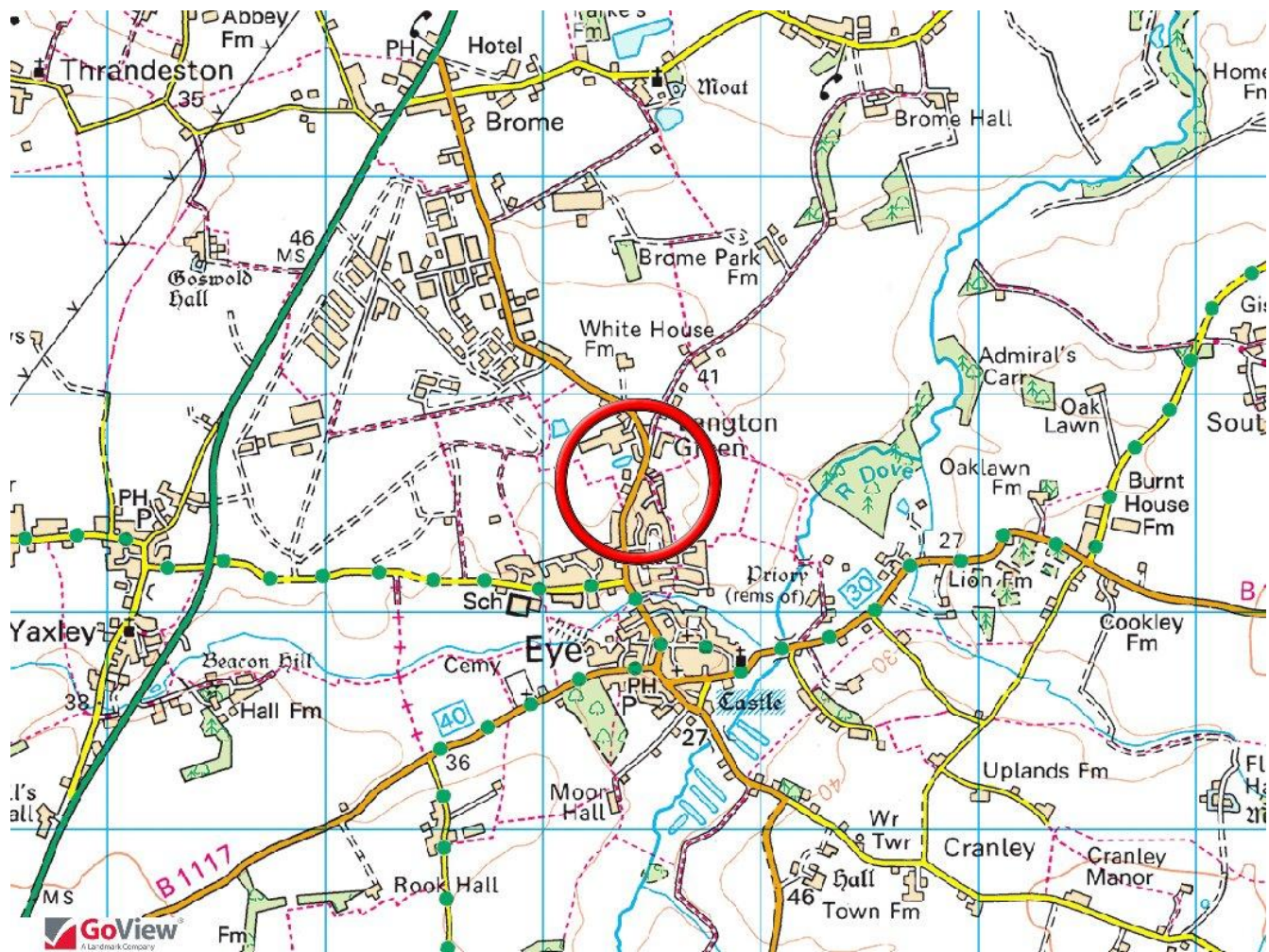
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

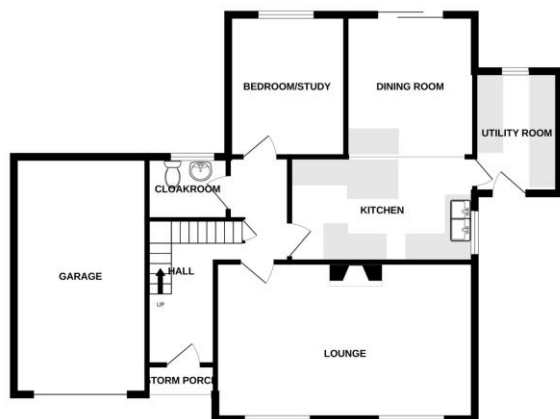
Directions

Rhodes is easily found either entering or leaving Eye on the main through road which is in fact the B1077. Look for the For Sale board in the front garden near the entrance to Century Road.

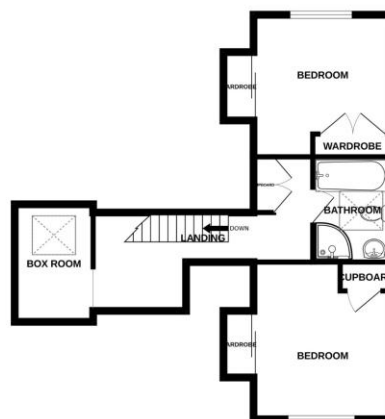


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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