

McCarthy  
& BOOKER



13 Spring Gardens, Ventnor, Isle of Wight, PO38 1QX

**Guide Price £549,950**



Nestled in the heart of Ventnor this captivating Victorian property spans three floors, offering a versatile and spacious living experience. Boasting magnificent sea views, the house comprises of 6 bedrooms, 4 reception rooms and 5 bath/shower rooms. The property also features gardens, a modern decked terrace and parking for 6 vehicles.

#### Captivating Victorian property over three floors

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#### Versatile Layout:

The layout of this property provides great flexibility, making it an exceptional opportunity for various purposes. It functions as a single, desirable family home with ample rooms for a growing household. Within the layout there is a one bedroom self contained flat, currently run as a very successful holiday let. This versatility makes it a fantastic opportunity for a wonderful home with an added income investment and within an excellent coastal location.

#### Interior

Immerse yourself in the timeless allure of Victorian architecture as you explore this splendid property. Picture rails, high ceilings, and bay windows adorn the interiors, creating an atmosphere of classic elegance. Many rooms feature original stripped floorboards, seamlessly blending the charm of yesteryear with modern comforts.

The generous layout of the property spans each of the three floors. Located on an elevated position means all levels offer fantastic sea views from the bright and airy rooms. Whether you're on the ground floor or the second floor, you can enjoy the breathtaking scenery of the English Channel.

#### Ground Floor:

Sitting room, double bedroom, kitchenette, utility room and bathroom with overhead shower.

This floor also has a large kitchen diner, sun room and retro inspired bathroom.



#### First Floor:

Comprising of another bathroom, sitting room looking out to sea and a large double bedroom. This rooms could be used as two large splendid bedrooms instead.

#### First Floor Wheelers Bay:

Kitchen/dining room, double bedroom with beautifully tiled ensuite shower room and a bright sitting room with views out to sea. A modern decked terrace with glass panels can be accessed from both the sitting room and kitchen.

#### Second Floor:

Three bedrooms - one single and two doubles, lots of storage cupboards in the hallway and a bathroom .

#### Exterior

Enjoy the beauty of the surrounding landscape from two garden terraces or a decked patio that provides a perfect setting for relaxation or entertaining guests. These various vantage points around the property form a serene and idyllic atmosphere where you can revel in the breathtaking views of the sea and enjoy the spectacular vistas over the water.

Six parking spaces ensure convenience for residents and visitors alike.

#### Summary

This magnificent Victorian property combines classic charm with modern convenience, offering breath-taking sea views and a flexible layout to suit various preferences. An unparalleled opportunity to live in a grand Victorian home overlooking the sea, with a lucrative holiday let attached.

#### Ventnor

A Victorian seaside town that has fantastic views across the English channel. Despite its relatively small size, Ventnor offers a vibrant cultural scene with the town hosting an International and Fringe Festival. Both the town and the seafront has an array of local boutiques, cafes and high end restaurants, many specialising in local seafood. An abundance of outside recreational pursuits can be found including a golf course, rugby and cricket club. There are beautiful walks to the Ventnor Downs, along the coastal path and down to the ever popular Steephill Cove.

#### Further Information

Tenure: Freehold

EPC: F

Gas central heating and electric radiators



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 247.4 sq. metres (2662.5 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced using PlanUp.  
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