

McCarthy
& BOOKER



Portside House Grove Road, Ventnor, Isle of Wight, PO38 1TH
Guide Price



Semi-detached modern house in an elevated position with rooftop sea views. Light, airy accommodation over two floors, with off-road parking and a low-maintenance garden.

Modern Semi-Detached Home with Coastal Outlook

This semi-detached modern style house, set in an elevated position and enjoying roof top views across the town centre and out towards the sea. Well-designed and versatile, the property offers light and airy accommodation across two floors, complemented by off-road parking and a low-maintenance rear garden.

This home would suit a variety of buyers — whether as a permanent residence, a buy-to-let investment, or a delightful holiday retreat close to the coast.

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Interior

A welcoming entrance hall leads to a bright lounge (12'9" x 10'3") and a separate fitted kitchen (8'9" x 10'2"), perfect for relaxed dining and entertaining. A cloakroom completes the ground floor.

Upstairs, there are two bedrooms: a spacious principal bedroom (12'2" x 13'8" max) with pleasant elevated views, and a second bedroom ideal for guests, a study, or a child's room (9'4" x 7'0"). The family bathroom serves both bedrooms.

Exterior

To the rear lies a terraced private garden with seating areas and steps leading to the upper level, designed for easy upkeep. The property also benefits from gated access to the side and front, alongside off-road parking.

Ventnor

A Victorian sea-side town that has fantastic views across the English channel. 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.



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.

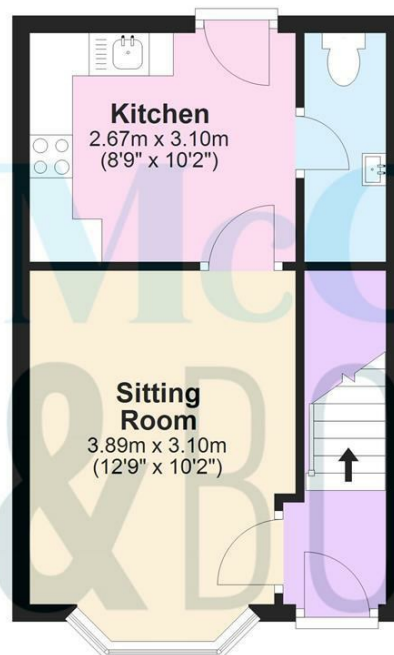
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We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon 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.

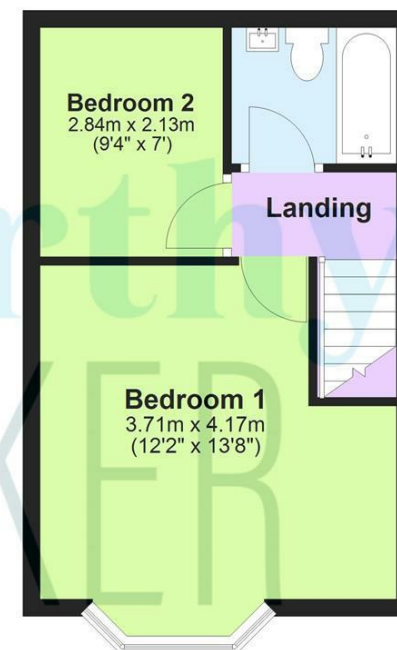
Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.6 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 other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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