

McCarthy  
&BOOKER



[26, Sea View Cottage Mitchell Avenue, Ventnor, Isle of Wight, PO38](#)  
**Guide Price**



A charming cottage currently arranged as three bedrooms with one of the bedrooms leading off of another. By a simple installation of a stud partition wall this could create three totally separate bedrooms. Two of the bedrooms are en suite with another bathroom downstairs as well as two reception rooms.

#### [Charming Cottage with Garden & Sea Views](#)

McCarthy & Booker are delighted to present this attractive and well-maintained cottage, set in a convenient mid-town location with easy access to local amenities, bus routes, and wonderful downland walks. Beautifully presented and ready for immediate occupation, this chain-free property combines period charm with practical modern comforts.

Currently arranged as three bedrooms, with one leading off another, a simple stud partition could reconfigure the layout to create three fully independent bedrooms. Two of the bedrooms benefit from en-suite facilities, while an additional family bathroom is located on the ground floor, making this home ideal for families or guests.



## Interior

The cottage offers two welcoming reception rooms, providing flexible living and dining spaces. The modern fitted kitchen flows neatly into the ground floor accommodation, with a bathroom conveniently located on the same level. Upstairs are three bedrooms, two with en-suites, offering both comfort and privacy.

## Exterior

The rear garden is a particular highlight – a level lawned plot, well planted with a variety of attractive trees and shrubs. At the far end, a summer house and shed sit beside a decked seating area, perfectly placed to take in the lovely sea views.

This is a wonderfully versatile cottage that offers charm, practicality, and a lovely garden with sea views. With the potential to adapt the bedroom layout to suit, and offered chain free, this property is a fantastic opportunity not to be missed.

## 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.

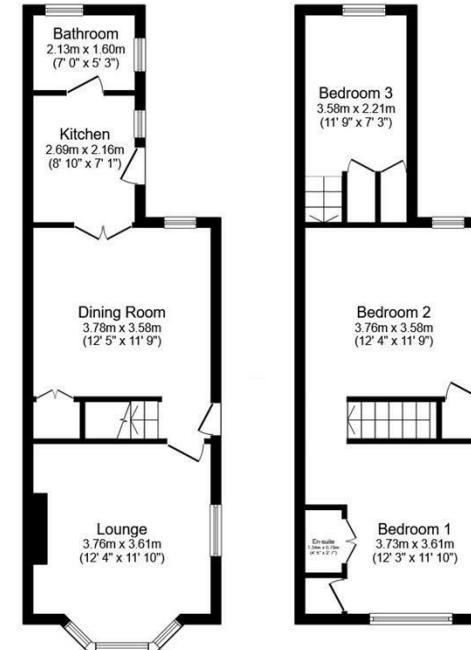
#### Viewing

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.

#### 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.



#### Ground Floor First Floor

Floor area 41.5 m<sup>2</sup> (447 sq.ft.) Floor area 40.4 m<sup>2</sup> (435 sq.ft.)

**TOTAL: 82.0 m<sup>2</sup> (882 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)