



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# Downside

Newport Road, Niton, Isle of Wight PO38 2DB



**£275,000**  
FREEHOLD



Positioned in an enviable location, with the village amenities of Niton on the doorstep and with fabulous rural views to the rear, this charming cottage presents an exciting renovation or investment opportunity.

- Mid-terrace, stone and brick two/three bedroom cottage
- Retains some original features and period character
- Situated in the sought-after village of Niton
- Within easy reach of the nearby town of Ventnor
- Beautiful countryside views to the rear
- Exciting renovation project or investment opportunity
- Two generously proportioned reception rooms
- Very close to village amenities, schools, and coastline
- Potential to reconfigure to own requirements
- Fully-enclosed, partly walled rear garden with views

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

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Offering an amazing opportunity for a new owner to renovate and personalise to their own specifications, this unique property benefits from a light and bright ambience and spacious accommodation, with two double-bedrooms and two reception rooms. The characterful property still has some period features including fire surrounds, traditional skirting and panel doors, and original sash windows, and also benefits from an enclosed rear garden with wonderful rural views.

Downside is perfectly positioned to enjoy plenty of local amenities, and is also just a few minutes' walk from the iconic St. Catherine's Lighthouse and spectacular trails along the rugged coastline at this south-westerly point on the beautiful Isle of Wight. The property is nearby to highly regarded pubs including The White Lion and The historic Buddle Inn, favoured by smugglers in years gone by, and the popular village of Niton with its primary school, grocery store and pharmacy are also within short walking distance from the property. The village is served by Southern Vectis bus route 6 which connects with Newport and Ventnor. The bustling seaside resort of Ventnor, renowned for its microclimate, golden beach and bustling arts scene, is located just 4 miles from Niton and provides a wide range of amenities including boutique shops, fine eateries and supermarkets.

Accommodation comprises a welcoming lobby, an entrance hall, lounge, dining room and kitchen on the ground floor, with two double bedrooms and a bathroom on the first floor.

### **Welcome to Downside**

Set back from popular Newport Road, shared steps lead up past the smart brick front façade of the property to the side, which has characterful stone walls and a storm porch covering a front door into the lobby.

### **Lobby**

The lobby is a useful space, perfect for coats and shoes, and complete with a window looking over the rear garden. The lobby also has a light, and a door into the entrance hall.

### **Entrance Hall**

The welcoming entrance hall has a pendant light, door to an understairs cupboard, doors to the lounge and to the dining room and stairs to the first floor.

### **Lounge**

*14'11" into bay x 12'11" (4.57m into bay x 3.94m)*

Generously proportioned, the lounge has a bay window to the front aspect, a fireplace, complete with an electric heater and spotlighting. The lounge could be used as a third bedroom.

### **Dining Room**

*13'0" x 11'11" max (3.97m x 3.64m max)*

Light and bright, the dining room benefits from a window which has views over the garden plus a further window to the side aspect, and a substantial decorative fireplace set in a chimneybreast with built-in storage to each alcove. The dining room also has a triple spotlight and a door to the kitchen.

### **Kitchen**

*10'3" x 8'0" max (3.14m x 2.44m max)*

The kitchen is another light space, with a window and part glazed door to the side aspect, overlooking the garden and allowing the light to stream in. The kitchen comprises a mix of base and wall cabinets, with a roll-edged worktop, white tiled splash backs and an inset stainless-steel sink and drainer. There is space for a fridge/freezer, oven, washing machine and dishwasher and the kitchen also has a central light and is finished with a vinyl floor.

### **First Floor Landing**

A characterful turning staircase has an ornate balustrade and leads up to the first floor landing, which has a pendant light and doors to both bedrooms.



### **Bedroom One**

*13'0" max x 12'0" (3.97m max x 3.66m)*

The primary bedroom has a sash window to the rear aspect, providing a glorious rural view, far reaching over downland. There is a fire surround in a chimney breast, central light and a hatch which provides access to the loft. A door leads into the bathroom.

### **Bathroom**

*11'3" x 7'0" max (3.44m x 2.14m max)*

The bathroom is a mix of coastal blue walls, white tiling and a vinyl floor. A full-size white bath has a shower over, and there is a matching vanity basin and WC. The bathroom also has twin aspect glazing, with patterned glass for privacy, a light and a useful built-in storage cupboard.

### **Bedroom Two**

*15'3" into bay x 13'0" max (4.65m into bay x 3.98m max)*

The second bedroom is a good-size, with a large bay giving lovely green views over neighbouring trees, a chimney breast with a fire surround, central light, and a hatch which provides access to a second loft.

### **Outside**

To the front, a small area sets the property back from the road and is enclosed with a charming stone wall. To the rear, the garden is a mix of grass, patio and borders, with some mature planting and a fabulous view to the west. The garden is enclosed with characterful brick walls and high quality fencing.

Downside offers a rare opportunity to purchase a Victorian home, ready for a new owner to update to suit their requirements and style, set in an extremely desirable village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

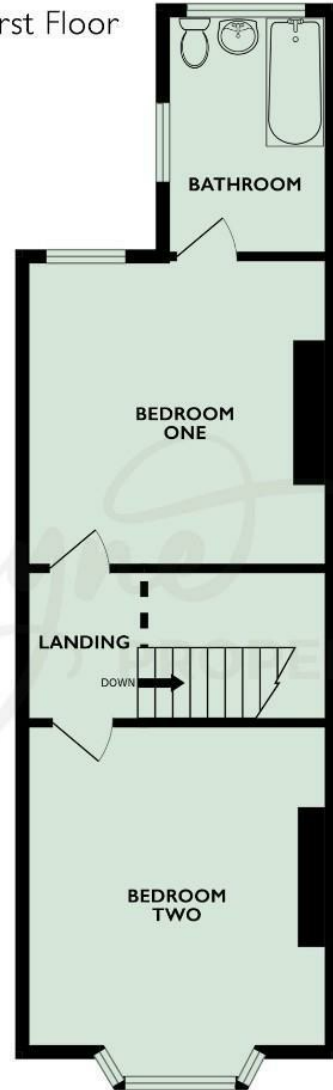
Services: Mains water, electricity and drainage



Ground Floor



First Floor



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; margin-right: 5px;"></div> <span style="font-size: 24px; font-weight: bold;">85</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; margin-right: 5px;"></div> <span style="font-size: 24px; font-weight: bold;">85</span> </div>
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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