

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

2 Lyncroft

Spring Gardens, Ventnor, Isle of Wight PO38 1QX



£200,000
LEASEHOLD -
SHARE OF



Occupying a highly sought-after coastal location, this beautifully-presented first-floor apartment forms part of a traditional Victorian building and includes allocated parking plus a private garden.

- One-bedroom converted Victorian apartment
- Traditional period features
- Gas central heating and double glazing
- Private terraced garden
- Close to beaches and the local amenities of Ventnor
- Beautifully presented and well-maintained
- Spacious and well-arranged accommodation
- Allocated off-road parking for two vehicles
- Highly sought-after peaceful location
- Network of coastal footpaths on the doorstep

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

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Enjoying a sheltered position beneath St Boniface Down, Flat 2 Lyncroft provides a peaceful setting near the stunning southerly coastline offering miles of magnificent walks and beautiful beaches to enjoy. Stylishly upgraded and well-maintained by the current owner, this elegant apartment is beautifully presented throughout in warm-neutral interiors creating a welcoming ambience and enhancing the sizeable proportions of the accommodation. Located on the first floor of this attractive period building, the accommodation comprises an impressive hallway which extends to 35 feet and gives access to each of the rooms including a spacious living room with a bay window, a generous double-sized bedroom, a well-presented kitchen-breakfast room, and a well-equipped bathroom providing the convenience of a separate shower cubicle.

Further highly desirable features of this property include allocated off-road parking for two vehicles and a delightful terraced garden located adjacent to the building, providing a private outdoor retreat for the apartment.

Situated in an idyllic coastal location between the village of Bonchurch, one of the oldest settlements on the Isle of Wight, and the vibrant town of Ventnor, the apartment is surrounded by an abundance of local Victorian history and conveniently located for magnificent walks and nearby beaches. The town of Ventnor has a fabulous range of boutique shops, fine eateries and supermarkets, and regular bus services that run through to both Newport and Ryde. Ventnor is renowned for its golden sandy beaches and vibrant arts scene with the Isle of Wight's award-winning Ventnor Fringe Festival that takes place every summer. Ventnor Botanical Gardens covers over 23 acres containing rare, subtropical plants and trees which flourish in the unique microclimate enjoyed on the south coast of the Isle of Wight. The rugby, tennis and cricket clubs are all also within walking distance.

Welcome to Flat 2, Lyncroft

This traditional Victorian building, with attractive yellow brickwork and a beautiful bay frontage, has a residents driveway to the front and a set of steps to the side elevation ascending to a communal entrance, shared with one other apartment.

Entrance Hall

extending to 35' (extending to 10.67m)

Upon entering from the communal entrance lobby via a smart timber door, the hallway has a wood-effect laminate floor proceeding to a carpeted area extending to each of the rooms. This lengthy hallway spans the majority of the apartment and benefits from an under-stair cupboard, two radiators and a series of round ceiling lights. Also located here is an electrical consumer unit concealed within a cupboard over the entrance door.

Living Room

16'5 max x 14'3 into bay (5.00m max x 4.34m into bay)

Featuring traditional period character with decorative wall mouldings and a charming feature fireplace, this spacious living room enjoys natural light from a large bay to the front with views to the adjacent garden. This carpeted room also has a radiator and a decorative ceiling rose with pendant light.

Kitchen

11'6 x 8'7 (3.51m x 2.62m)

With a window to the side aspect, this room is fitted with modern cottage-style cabinets in white complete with a wood-effect countertop incorporating a stainless steel sink and drainer. With neutral splashback tiling, the countertop provides space and plumbing beneath for a washing machine and a dishwasher, plus there is space to position a cooker beneath a cooker hood. Finished with a wood-effect laminate floor and light grey walls, this room also includes a Vaillant gas combi boiler, a multi-spotlight fixture, and a chrome heated towel rail. Furthermore, there is space to accommodate a fridge-freezer and a breakfast table.



Double-Bedroom

14'8 x 12'6 max (4.47m x 3.81m max)

With a window to the side aspect, this naturally light bedroom is a generous double size and is beautifully presented with an elegant decorative feature wall and a coordinating chimney breast. Warmed by a radiator, this room is carpeted and includes a pendant light fixture from a ceiling rose.

Bathroom

12' x 5'9 max (3.66m x 1.75m max)

Finished with a vinyl floor and neutral wall decor including stone-effect tiling, this spacious bathroom provides a pedestal hand basin, a dual flush w.c, a panel bath and a separate shower cubicle. Filled with natural light from an opaque window to the side, this room also has a radiator and a multi-spotlight fixture.

Garden

Located adjacent to the property, this delightful garden setting has been beautifully designed with tiered levels to offer a combination of pretty plant beds, and terraced seating areas providing peaceful spots to enjoy alfresco dining or relaxing amongst the surrounding nature.

Parking

Allocated parking for two vehicles is located to the front of the building.

This immaculate, generously proportioned first-floor apartment offers a fantastic opportunity for anyone wishing to own a slice of seaside life in this popular coastal town with the added benefits of driveway parking and a private terraced garden. A viewing with the sole agent Susan Payne Property is essential to appreciate the size, position and quality of this apartment.

Additional Details

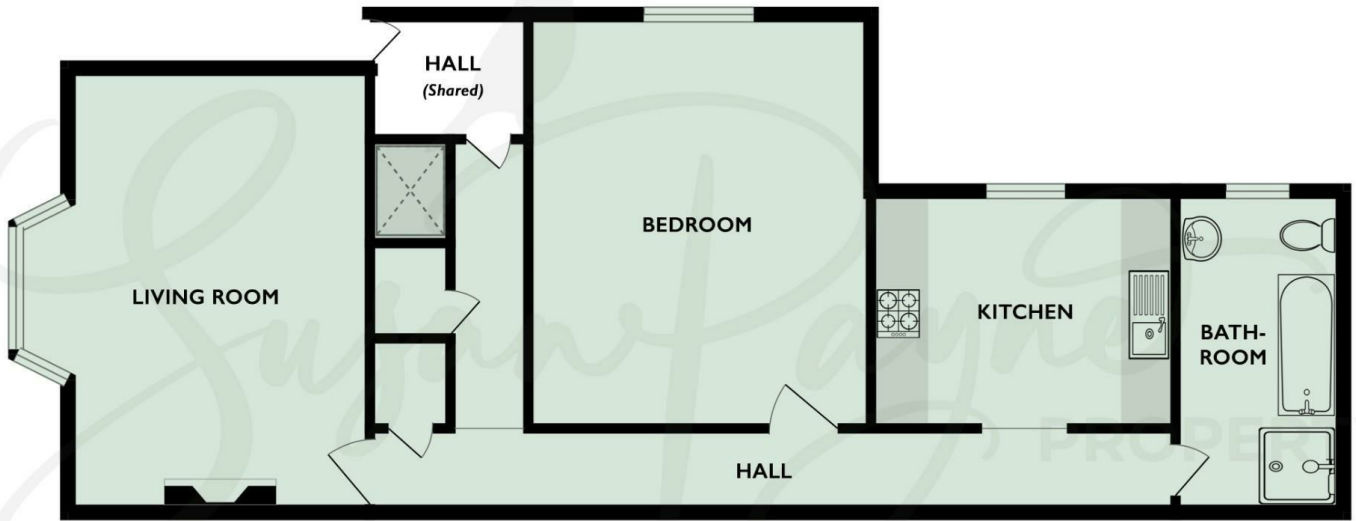
Tenure: Leasehold (Share of Freehold)

Lease Term: 999 years from 24/06/1975

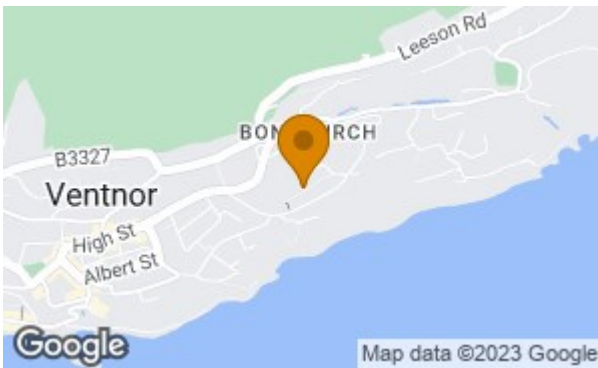
Service Charge: £20 per month

Council Tax Band: A

Services: Electricity, gas central heating, mains water and drainage



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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