

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Myrtle Villa

22 Ocean View Road, Ventnor, PO38 1AB



£325,000
FREEHOLD



Commanding uninterrupted sea views, this four-bedroom coastal cottage offers an exciting opportunity to modernise a spacious home complete with a delightful rear garden.

- Semi-detached, four-bedroom period cottage
- Spectacular sea views over the English Channel
- Sea view conservatory and terrace
- Separate, traditional sitting room
- Close to plenty of local amenities and the seafront
- Offered for sale chain free
- Fantastic opportunity for modernisation
- Open plan kitchen/dining/living space
- Delightful rear garden with a coastal outlook
- Coastal and countryside walks on the doorstep

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

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Occupying a magnificent elevated position along Ocean View Road, Myrtle Villa offers a slice of seaside life on the outskirts of this popular coastal resort with countryside and coastal walks on the doorstep. As well as offering a wonderful permanent residence, this charming stone cottage could equally provide a desirable holiday let or a family holiday bolthole by the sea, with well-arranged accommodation featuring a breathtaking coastal outlook from the front elevation.

Featuring traditional panel doors and skirting boards throughout the home, the accommodation feeds off a welcoming entrance hall including a sitting room and a fabulous open-plan living and kitchen-diner space offering a spacious, sociable environment for entertaining. Connecting with the open plan living space and making the most of the incredible coastal scenery is a conservatory which opens to a paved terrace, offering a relaxing spot to watch bustling seaside life go by, both internally and externally. On the first floor are two double bedrooms offering ample proportions, two single-sized bedrooms, plus a shower room and a separate cloakroom.

To the rear of the property, the glorious sea view outlook continues from a delightful, good-sized garden which is mostly laid to lawn and features a raised patio terrace to arrange garden furniture.

This convenient location offers the best of both worlds with picturesque walks on the doorstep and plenty of amenities within easy reach. With a local convenience store located within a ten-minute walk from the property, the location is also near to two schools at primary and secondary level, and a popular fish and chip shop for the days when you don't fancy cooking! Located under a mile away, Ventnor town provides a whole host of amenities such as a beautiful golden beach, a range of boutique shops, fine eateries, supermarkets, a medical centre, two pharmacies and a post office. Ventnor is renowned for its unique microclimate, golden beach and bustling arts scene with the award-winning Ventnor Fringe Festival that takes place every summer and Ventnor Botanical Gardens which contains rare, subtropical plants and trees which thrive on this sunny south coast of the island. Additionally, the island's county town of Newport is a 25-minute drive away providing a range of popular shops, restaurants and a cinema. Southern Vectis bus route 3 links Newport Road with the towns of Ventnor, Newport and Ryde, including intermediate villages.

Welcome to Myrtle Cottage

From scenic Ocean View Road, a retaining brick wall gives way to a set of paved steps ascending to this attractive stone cottage with a paved terrace to the front edged with picket fencing and a glazed upvc entrance door opening to:

Porch

With a window to the front, a tiled floor, and a wooden partially glazed door opening to:

Entrance Hall

extending to 18'0 (extending to 5.49m)

With a smart, wood-effect laminate floor, a large boiler cupboard containing a Worcester gas boiler, a carpeted staircase to the first floor, and a glazed door to the rear garden.

Sitting Room

13'06 x 11'04 max (4.11m x 3.45m max)

A carpeted room with a gas fireplace and sea views from a window to the front aspect.

Lounge

13'07 x 11'03 max (4.14m x 3.43m max)

Featuring an open aspect with the adjoining kitchen-diner, this room is carpeted and has a chimney breast recess. An open doorway continues to:



Conservatory

12'01 x 6'01 (3.68m x 1.85m)

A sea view room with a polycarbonate lean-to roof, glazing to each side and front with French doors opening to a south-facing terrace.

Kitchen-Diner

11'04 x 10'04 (3.45m x 3.15m)

Providing ample space for a dining set, this space is fitted with a wood-effect laminate floor and white base cabinets topped with a dark countertop plus coordinating splashback panelling. There is a 1.5 stainless steel sink and drainer, an integrated fridge and a range cooker beneath an extractor fan hood. With windows on each side, this room also provides undercounter space for two appliances with plumbing for a washing machine.

First Floor Landing

Leading to four carpeted bedrooms, a shower room, and a cloakroom.

Bedroom One

13'05 x 11'05 max (4.09m x 3.48m max)

A spacious double size featuring a sea view window to the front.

Bedroom Two

13'05 x 11'04 max (4.09m x 3.45m max)

Again, a double size with a front elevation window offering sea views.

Bedroom Three

10'06 x 6'01 (3.20m x 1.85m)

A single-sized bedroom featuring a glazed door to the rear garden and a sea view window to the side aspect.

Bedroom Four

7'09 x 5'0 (2.36m x 1.52m)

The smallest bedroom featuring sea views from a window to the front aspect.

Shower Room

Fitted with an opaque window to the side aspect, a walk-in accessible shower with a Triton electric shower unit, a wall-mounted hand basin beneath a mirrored cabinet, fully tiled walls and a vinyl floor.

Separate Cloakroom

This room has a low-level w.c, an opaque window to the rear aspect, and a wood-effect floor.

Rear Garden

Steps ascend to the elevated rear garden which is mainly laid to lawn with hedge, shrub and flower borders. There is a wooden storage shed and steps beyond leading to a patio area with sea views across the rooftops. An additional area at the top has been left to nature and provides huge potential to further expand this outdoor space by a substantial amount.

Parking

Unrestricted on-street parking is available on Ocean View Road.

Myrtle Villa is a fabulous semi-detached coastal cottage, set in a spectacular location with versatile, spacious accommodation and heaps of potential to put your own stamp on. A viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details



Tenure: Freehold

Council Tax Band: A

Services: Electricity, gas, mains water and private drainage



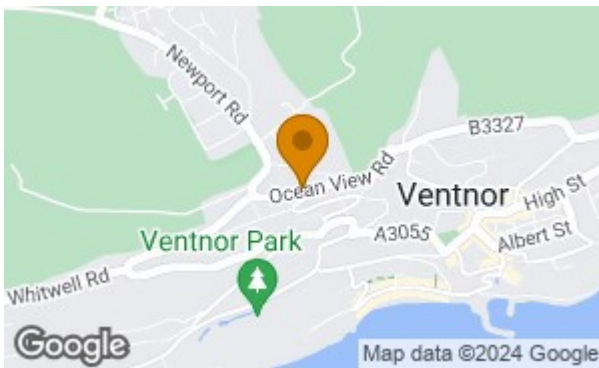
GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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			92
(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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