

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 37, Zig Zag Road

Ventnor, Isle of Wight PO38 1DA



**£450,000**  
FREEHOLD



Set in an elevated position with glorious views over the sea, this property presents a fantastic opportunity to purchase a family home with open plan living areas arranged around the view, and with potential to update.

- Spacious, detached three-bedroom family home
- Formal front garden and terraced wild garden to rear
- South facing, with an abundance of natural light
- Close to beaches and the local amenities of Ventnor
- Gas central heating and UPVC double glazing
- Wonderful sea views over the English Channel
- Flowing layout and well-maintained throughout
- Private parking and garage with a spectacular view
- Fabulous waterfront and rural walks on the doorstep
- Offered for sale chain free

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

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Originally constructed in the 1970s on popular Zig Zag Road, the property benefits from well-arranged accommodation with a flowing floorplan that makes the most of the south facing aspect and fabulous views. 37 Zig Zag Road is full of potential and comes complete with gas central heating and double glazing throughout. Accommodation comprises a welcoming entrance hall, open plan sitting/dining room with sea views, a kitchen and a cloakroom on the ground floor, with three bedrooms and a bathroom on the first floor, gardens front and rear and a separate garage with private parking.

Situated in the Victorian seaside town of Ventnor, this convenient location offers the best of both worlds with countryside and coastal walks on the doorstep. With its beautiful golden beach and delightful Victorian Esplanade, Ventnor town is located just a short walk away where you can also take advantage of a wide range of amenities including boutique shops, fine eateries, supermarkets, a dentist and medical centre, plus a post office. Ventnor also offers primary and secondary schools, all within walking distance from the property. The village of St. Lawrence is located just over a mile away and stretches for one and a half miles along the south coast and is accessible by a nearby coastal path - some of the Island's most secluded beauty spots, such as the stunning Woody Bay, Mount Bay and Binnel Bay, plus the Ventnor Botanical Gardens, Steephill Cove, and Ventnor Park are also located nearby. The larger towns of Newport and Ryde, which are approximately a 25- minute drive away, provide a range of popular shops, restaurants and cinemas. Southern Vectis bus route 6 and 3 links the property with the towns of Newport and Ventnor, including intermediate villages and connections across the Island.

### **Welcome to 37 Zig Zag Road**

From the popular and characterful Zig Zag Road, steps lead up between a stone and brick wall which is softened by fabulous mature planting. A path leads to the side of the house, with a recessed storm porch and lantern at the front door.

### **Entrance Hall**

*extending to 13'9" (extending to 4.20m)*

Presented with neutral walls and a wood-laminate floor, the entrance hall has large glazed panels, borrowing light from the sitting/dining room. Stairs lead up to the first floor, doors provide access to the sitting/dining room, cloakroom and an open archway leads into the kitchen.

### **Sitting/Dining Room**

*25'8" x 11'6" reducing to 8'11" (7.84m x 3.52m reducing to 2.74m)*

A large window frames a lovely view over the neighbouring rooftops to the sea beyond. To one end, a chimney breast is home to a gas fire, complete with natural wood surround and set on a stone hearth, with decorative shelving built-in to each alcove. Neutral walls and wood-laminate flooring flow through into the dining room. The dining room also has a large, south facing window with sea views, and has plenty of space for a large dining set.

### **Kitchen**

*11'4" max x 8'8" max (3.47m max x 2.65m max)*

The kitchen comprises a useful combination of base, wall and full height cabinets, finished with solid wood doors and complemented with dark roll-edged worktops, tiled splashbacks, neutral walls and a tiled floor. There is a 1.5 bowl sink and drainer with a swan neck mixer tap, and integrated appliances include an oven, grill, gas hob and concealed extractor over, plus there is space for a washing machine and a fridge/freezer. A glazed door to the rear porch combines with a large window to the side aspect and an arched opening into the dining room to create a light, bright ambience.

### **Rear Porch**

*7'4" x 2'6" (2.26m x 0.77m)*

Perfect as a boot room for coats and sandy/muddy shoes, the rear porch has a polycarbonate roof, wraparound UPVC glazing and a door to the rear garden.



### **Cloakroom**

*5'6" x 2'7" (1.68m x 0.81m)*

The useful ground floor cloakroom has a window with patterned glass for privacy, a WC and a compact basin, and the cloakroom is also home to the gas boiler.

### **First Floor Landing**

*extending to 10'5" (extending to 3.18m)*

Carpeted stairs ascend to the first-floor gallery landing, which has a large picture window overlooking the rear garden and is presented in a neutral scheme. Panel doors lead to all three bedrooms, to the family bathroom and to a useful full-height airing cupboard, and there is also a hatch to the loft.

### **Bedroom One**

*13'1" (plus wardrobe) x 9'4" (4.00m (plus wardrobe) x 2.87m)*

The primary bedroom is spacious and light, with a large window providing a stunning sea view to the south. Coastal blue décor combines with a wood-laminate floor and bedroom one also features a useful built-in double wardrobe.

### **Bedroom Two**

*10'7" x 10'6" (3.24m x 3.21m)*

The second bedroom is presented in a similar blue scheme, and comes complete with wood-laminate flooring, a spectacular sea view and a built-in double wardrobe.

### **Bedroom Three**

*9'1" x 8'2" (2.79m x 2.51m)*

Well proportioned, with a view over the rear garden, bedroom three has fresh white walls and a neutral carpet and a door to a useful over-stairs cupboard.

### **Family Bathroom**

*7'0" x 5'6" (2.14m x 1.68m)*

Spacious and light, the bathroom has a large window with patterned glass for privacy, a mix of blue and white tiling and white walls, and a white suite consisting of a full size bath with a shower over, a pedestal basin with a mixer tap and a fitted mirror over and a matching dual-flush low-level WC.

### **Outside**

To the front, the south facing formal garden has an immaculately presented lawn with colourful borders full of well-established plants and shrubs. Paths lead either side of the house to connect with the rear garden and feature further mature borders. The rear garden has been developed and curated over many years to create a fantastic terraced wild garden, which is an absolute haven for local wildlife. At the base, a patio spans the rear of the house, with steps up between retaining walls between the fabulous planting. The sea views get better and better as the elevation increases. A redundant staircase, which could be reinstated, provides access to the garage/parking level.

### **Garage/Parking**

Accessed from Zig Zag Road to the rear of the property, the parking level comprises an offroad parking spot for one, plus a single garage with an up-and-over door. The views from this level are spectacular, and the garage/parking area could offer further potential subject to any necessary consents.

37 Zig Zag Road presents a wonderful opportunity to purchase a family home, full of potential and set in a popular coastal location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

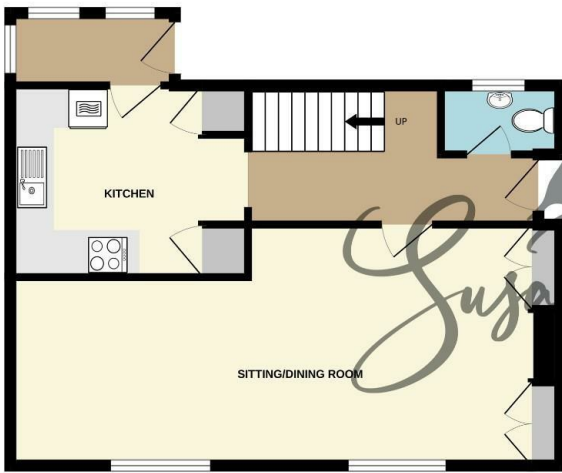
Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

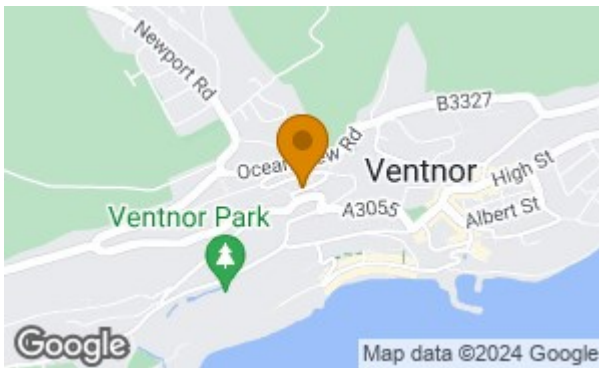


1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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			<div style="text-align: center;"> <span style="font-size: 2em;">82</span> </div>
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Agent Notes:**

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