



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# 123, Gills Cliff Road

Ventnor, Isle of Wight PO38 1AD



**£315,000**  
FREEHOLD



Commanding magnificent sea views, this beautiful Victorian home offers a blissful coastal lifestyle and provides spacious, well-appointed accommodation as well as a beautiful terraced rear garden.

- Late Victorian semi-detached home
- Two double bedrooms and two reception rooms
- Spacious, fully equipped family bathroom
- Low-maintenance, terraced rear garden
- Close to local amenities and the seafront
- Beautifully appointed with stylish interiors
- Magnificent sea views over the English Channel
- Bathed in natural light throughout
- Plenty of on-street parking at the rear and front
- Fantastic holiday let opportunity

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

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Believed to date back to the late 1800s, this characterful house presents a perfect blend of stylish, neutral interiors and traditional features such as voluminous ceilings, bay windows and elegant feature fireplaces. Upgraded over the years by the current long-term owners, the accommodation is bathed in natural light throughout and provides two versatile reception rooms comprising a lounge with an incredible sea view outlook, a dining room leading to a stylish kitchen with integrated appliances, and a large under-stair area currently utilised as a handy office space. Continuing to the first floor, the accommodation provides a substantial bathroom featuring a fabulous claw foot bath plus a separate shower cubicle, and two double-sized bedrooms with the main bedroom boasting glorious sea views and built-in wardrobes.

The outdoor space enjoys a sunny terrace at the front from which you can relax and admire the coastal outlook, and a delightful terraced garden at the rear which provides a low-maintenance, well-presented environment featuring a charming fish pond and a summer house.

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. The property is within short walking distance to a convenience store, 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 which takes place every summer and Ventnor Botanical Gardens which contains rare, subtropical plants 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 123 Gills Cliff Road**

From Gills Cliff Road, a set of steps ascends to a large gravel terrace and a pathway continues to the side of the property, leading to the entrance door and side gate.

### **Entrance Lobby**

Presented with a wood-effect laminate floor which continues to the lounge via a multi-pane glazed door and the dining room via a panel door. This space also gives access to an under-stair office area and a staircase leading to the first floor.

### **Lounge**

*13'09 into bay x 12'09 max (4.19m into bay x 3.89m max)*

Boasting spectacular sea views from a large bay window to the front, this room features a decorative fireplace with a coal-effect gas fire and a fitted storage unit set within the chimney breast recess to one side.

### **Dining Room**

*14'10 into bay x 9'11 max (4.52m into bay x 3.02m max)*

With a bay window to the side, this room connects to the kitchen via an open archway and has a Victorian feature fireplace with a wooden surround.

### **Kitchen**

Leading to the rear garden via a partially glazed upvc door, the kitchen is fitted with modern shaker-style cabinets in a neutral blue shade with an integrated dishwasher, and fridge-freezer. A range-style cooker is located beneath a cooker hood and a duo butler sink is situated beneath a window to the rear aspect. A light, Corian countertop provides space and plumbing beneath for two laundry appliances. This room also has a tiled floor and recessed spotlights.



### **First Floor Landing**

This L-shaped space continues with a grey carpet from the staircase and has a series of panel doors leading to each of the rooms on this floor. A ceiling hatch with a pull-down ladder gives access to a partially loft space.

### **Bedroom One**

*14'03 bay x 11'09 max (4.34m bay x 3.58m max)*

Offering fantastic sea views from a bay window to the front aspect, this spacious double bedroom has a wood-effect laminate floor and fitted wardrobes spanning one wall around a cast-iron feature fireplace.

### **Bedroom Two**

*12'02 bay x 9'10 max (3.71m bay x 3.00m max)*

With a bay window to the side aspect, this room is dressed with a plush grey carpet and a decorative feature wall in a floral-themed subtle green paper.

### **Bathroom**

*12'08 x 7'02 (3.86m x 2.18m)*

With a large opaque window to the rear aspect, this luxurious, vintage-style bathroom features a fantastic claw-foot bath and a large, separate shower cubicle. A sanitaryware suite comprises a dual flush w.c. and an oval hand basin set within a vanity unit with a mirror above. This neutrally decorated room is finished with light grey floor tiling and partially tiled walls in white with a vertical mosaic strip behind the bath. There is also a fitted cupboard housing a regularly serviced gas boiler.

### **Cloakroom**

Decorated in a pleasant blue theme with painted walls and a patterned vinyl floor, this space provides a vintage style w.c. and has a small window to the side aspect.

### **Rear Garden**

From the kitchen, a small paved terrace leads to an attached brick-built storage shed and a gate to the side elevation. Passing rockery shrub beds and a charming fish pond, a set of paved steps leads to the upper level of the garden which has a grey gravel finish and paved areas to arrange seating spots with sea views. Creating a peaceful garden room, a charming blue-painted summer house benefits from a power supply and also provides an opportunity to be utilised as an office away from the home. A plant border on one side is planted with rich shrubs and a paved pathway leads the way to the back of the garden where there is a large blue-painted shed and an area behind the summer house for additional storage.

### **Parking**

A rear gate gives access to the Steephill Down Road, where the current vendors take advantage of the on-street parking. There is also on-street parking available on Gills Cliff Road.

Boasting fantastic views over the English Channel, 123 Gills Cliff Road represents a fantastic opportunity to acquire a stylish Victorian home with a delightful sea view garden. A viewing is highly recommended with the agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D

Services: Mains water and drainage, gas central heating, electricity.

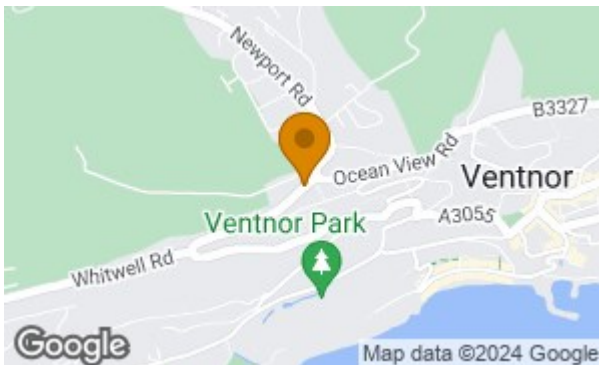


GROUND FLOOR  
421 sq ft (39.1 sq m) approx.

1ST FLOOR  
421 sq ft (39.1 sq m) approx.



TOTAL FLOOR AREA: 841 sq ft (78.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and all other levels and approximations 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 for any immediate purchase. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Mapbox CO2x



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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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