



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Lobster Lodge

Esplanade, Ventnor, Isle of Wight PO38 1JR



£685,000
FREEHOLD



Situated in a prime position on Ventnor seafront, this spacious four bedroom home is arranged over three floors and boasts uninterrupted sea views over the English Channel.

- End of terrace townhouse
- Four double bedrooms
- Naturally light, airy interiors
- Private parking and on-street parking available
- Stones throw from Ventnor beach, bars and cafes
- Well arranged and beautifully maintained throughout
- Flexible accommodation over three floors
- Panoramic sea views over the English Channel
- Short walk to Ventnor town and amenities
- 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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Enjoyed for the last three years by the current owners, this beautifully finished end-of-terrace family home offers spacious accommodation and is immaculately presented throughout. Internally, the property boasts high quality, contemporary finishes which include carpets and luxurious Karndean flooring, a contemporary fitted kitchen and two modern bathrooms. This beautiful home enjoys plenty of natural light which is enhanced by a coastal colour palette throughout, and outside there is a courtyard terrace plus an allocated parking space for one vehicle, to the rear of the property. The accommodation in this attractive property is beautifully arranged over three floors with the ground floor comprising an entrance hallway and two bedrooms, a substantial wet room and a utility room. The first floor enjoys spacious open-plan living accommodation with a lounge overlooking the sea, a dining area and a modern kitchen. On the second floor is the primary bedroom with a balcony offering spectacular sea views, a further double bedroom and a contemporary family bathroom. The truly stunning location of this beautifully built townhouse cannot be beaten, with a golden beach right on the doorstep, its panoramic sea views, magnificent coastal walks and plenty of local amenities in the nearby town centre. Nestled in the bay of this Victorian seaside town along the spectacular Ventnor seafront, Lobster Lodge is perfectly positioned to enjoy the beachfront cafes, pubs and popular restaurants including the world-famous Spyglass Inn, which sits at the western end of the Esplanade with upper and lower deck dining terraces overlooking the English Channel.

This unique location offers the best of both worlds with picturesque walks and the beach on the doorstep, plus 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 just a short walk from the property, Ventnor town provides a whole host of amenities such as 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 Lobster Lodge

Forming part of three identically designed townhouses along the Esplanade, Lobster Lodge enjoys an end-of-terrace position with two balconies on the first and second floor. A small paved pathway with grey slate areas on either side leads to a white front entrance door, and a shared parking bay to the rear provides private parking for one vehicle. There is also an additional entrance through a rear glazed door into the kitchen.

Entrance Hall

extending to 23'9 (extending to 7.24m)

Upon entering, you are greeted by a spacious and stylishly presented hallway with a light neutral decor and solid wood internal doors that feature throughout the property. The hallway boasts a luxurious Karndean wood-effect floor leading to a staircase with a glass balustrade and up to the first floor. The electrical consumer unit can be found here.

Bedroom Four

10'4 x 9'2 (3.15m x 2.79m)

Boasting two windows to the front aspect with views towards the seafront, this neutrally decorated, double bedroom offers flexibility and could be utilised in other ways including a home office or studio.



Utility Room

9'1 x 5'2 (2.77m x 1.57m)

Matching the kitchen on the first floor, this convenient space has beautiful wood-effect flooring and a selection of wall and base cabinets which feature an integrated washer-dryer and house a Gledhill mains pressure water system. Splashback tiling in natural shades flows above a wood-effect solid countertop which incorporates a stainless steel sink and drainer.

Wet Room

9' x 6'8 (2.74m x 2.03m)

Providing a luxurious shower room to hop into after a day at the seaside, this generous wet room features a walk-in shower with a protective glass screen and enjoys fully tiled walls in natural stone shades and a cream speckled vinyl floor. A modern white suite consists of a w.c, and a pedestal hand basin and wall-mounted mirror with a shaver socket wall light located above. Warmed by a large chrome heated towel rail, the room also benefits an extractor fan on the ceiling.

Bedroom Three

13' x 11'8 (3.96m x 3.56m)

This good-sized double bedroom has two windows and a multi-pane glazed door to the rear aspect which provides direct access to a courtyard terrace. This lovely space also includes a large under-stair wardrobe which houses the Glow-worm gas boiler.

First Floor

A staircase from the hallway leads to the first floor landing space which continues to a further staircase leading to the second floor. The open plan lounge-diner and kitchen form the first floor of this beautiful property and are accessed from this landing.

Open Plan Living Space

35'11 x 15'4 max (10.95m x 4.67m max)

Filled with an abundance of natural light, this generous living accommodation enjoys an open plan layout providing a sociable and practical family space. Upon entering the room, your eyes are immediately drawn to the breathtaking sea views provided by an expanse of deep sash windows and a glazed door which offers access to a decked balcony where you can admire the glistening sea, magnificent sunsets and watch seaside life go by. This stunning room is truly the heart of the home and offers the versatility to arrange comfortable seating and dining areas that suit your personal requirements.

Tucked away to the rear corner of the room, the kitchen space has a contemporary style with a range of wall and base cupboards and include an integrated fridge-freezer and a dishwasher. With splashback tiling in natural shades, a wood-effect countertop incorporates a stainless steel sink and drainer and a gas hob with an electric oven beneath. There is also a cooker hood located above the gas hob which has concealed lighting and an extractor fan. Within the kitchen area is a multi-pane glazed door with a sash window located on either side which provides rear access to a parking area.

Second Floor

A further staircase from the first floor landing leads up to the second floor which continues with the light neutral decor. At the top of the staircase is an obscure sash window to the side aspect and the space leads to the primary bedroom, a further bedroom, and a family bathroom.



Primary Bedroom

14'1 x 12'10 (4.29m x 3.91m)

With a decked balcony overlooking the sea, this dreamy room enjoys the sights and sounds of the sea to wake up to every morning. Offering plenty of space for bedroom furniture, this fantastic room benefits from a substantial built-in wardrobe. Two deep sash windows to the front aspect with a glazed door in between maximise the fabulous views and also provide access to the sheltered balcony.

Bedroom Two

15'2 x 9'6 (4.62m x 2.90m)

Filled with natural light from two large sash windows to the rear aspect, this double-sized bedroom offers ample space for bedroom furniture.

Family Bathroom

8'8 x 7'9 (2.64m x 2.36m)

This stylishly designed bathroom has a fresh neutral interior that enhances the natural light from the skylight window. With a separate enclosed shower cubicle, a modern white suite comprises a bath, a pedestal hand basin, and a w.c. The bath and shower cubicle are both beautifully finished with a smart tile surround in earthy shades that also features as the splashback above the hand basin. Benefiting from a large chrome heated towel rail, the room also includes a wall-mounted mirror with a shaver socket wall light located above.

Outside and Parking

Lobster Lodge includes an allocated parking space for one vehicle which is located within a gravel parking bay to the rear of the property. There is also on-street parking available right outside the front of the property, and there are two large long-stay car parks located at either end of the Esplanade.

When you're not spending time at the beach just outside your front doorstep, a paved courtyard terrace to the rear of the property provides a peaceful spot to relax and even store beach equipment.

Presented in extremely good order, Lobster Lodge offers a dream seaside lifestyle for the whole family and provides a fantastic opportunity to own a spacious home in one of the most desirable locations on the Isle of Wight. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

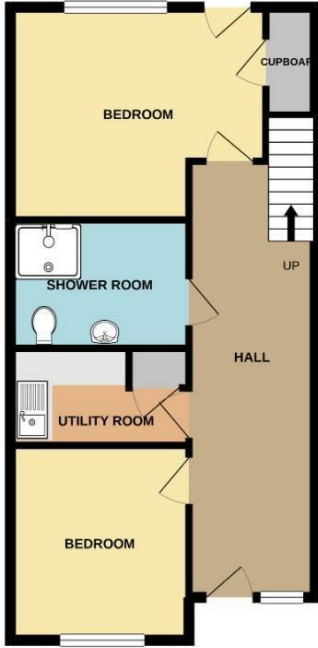
Tenure: Freehold

Council Tax Band: E (approx. £2,980.50 pa - Isle of Wight Council 2024/2025)

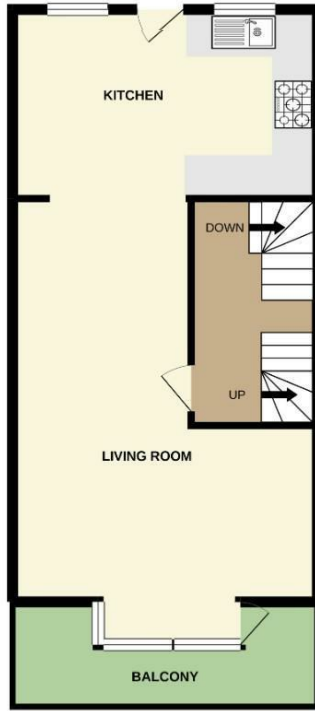
Services: Gas Central Heating, Electricity, Mains Water and Drainage



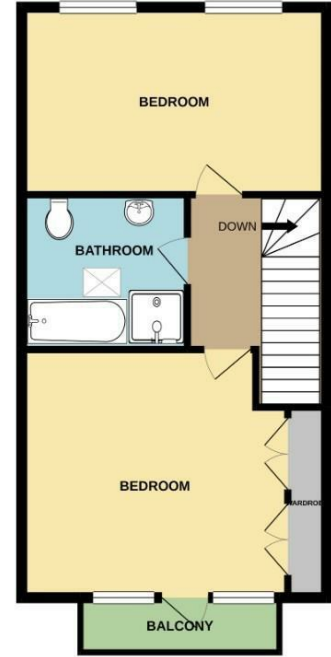
GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.5 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 | | 84 | |
| (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 | |

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