



# 5 Southgrove Terrace

Southgrove Road, Ventnor, Isle of Wight PO38 1TN



Set in a commanding, elevated position and with magnificent sea views, this six-bedroom Victorian home is grand in scale and has been sympathetically updated and upgraded throughout in a chic, coastal style.

- A stunning, period home, originally dating from 1868
- Fantastic views across Ventnor and on to the Channel
- Full of period features and historic charm
- Benefits from Ventnor's famous micro-climate
- Ideal primary residence or a fabulous holiday home
- Updated and beautifully presented throughout
- Versatile layout with six bedrooms and two bathrooms
- Idyllic location close to town, beaches, and parks
- Off-street private parking for two vehicles
- Additional garden with planning for further parking

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

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Originally constructed as an imposing terrace of boarding houses in the mid-Victorian era, Southgrove Terrace retains an abundance of period grandeur and charm, with a glorious stone façade that is full of character. Number 5 has been considerably updated and today offers an enviable blend of elegant design and modern efficiency combined with fabulous period scale and features, which include open fireplaces, sash windows, cornicing, picture rails and deep skirting boards, and a magnificent staircase sweeping up from the impressive entrance hall. The generously proportioned accommodation is arranged over three floors and comprises of a welcoming entrance hall, a sitting room, which is open plan to a dining room, a modern kitchen, utility room and cloakroom on the ground floor, with three bedrooms, a shower room and a cloakroom on the first floor, and three further bedrooms and a bathroom on the top floor. Outside there is a glorious south facing terrace to the front aspect, private parking, and the property also benefits from a further garden area, which currently has approved planning for additional parking and the addition of a timber garden building.

Positioned in an elevated position, with the sea to the south and St Boniface Down to the north, which provides shelter from the cooling northerly breeze and allows Southgrove Terrace to benefit from the unique micro-climate which provides more sunny days than the rest of the Island, and once made Ventnor one of Britain's most exclusive Victorian health resorts. Commonly referred to in the late 19th century as the 'English Mediterranean' and 'Mayfair by the Sea', Ventnor today retains the Victorian grandeur that made it famous, and is now enriched by fabulous restaurants, boutique shops, spectacular beaches and coastline, award winning parks and a thriving arts scene.

### **Welcome to 5 Southgrove Terrace**

From popular Southgrove Road, a gravel driveway sweeps to the front of the attractive stone façade of Southgrove Terrace. A decked terrace leads on to an inset storm porch, with decorative stone detailing and a part-glazed front door which creates a welcoming entrance to this beautiful home.

### **Entrance Hall**

Presented in a mix of fresh white décor over a stripped pine floor, complemented with a lovely soft light from the stained-glass window in the front door, the entrance hall has twin built-in storage cupboards plus a useful understairs cupboard. Doors lead to the sitting room, dining room, utility room and cloakroom, and an elegant staircase leads to the first and second floors, creating a sense of grandeur as you enter.

### **Sitting Room**

A beautifully proportioned sitting room, with a feature fireplace complete with a woodburning stove, a period surround and a slate hearth. There is a large bay window which captures lovely sea views, while the stripped floorboards have been recently refinished in a rich, dark tone to enhance the room's charm. The sitting room is open plan to the dining room.

### **Dining Room**

The flooring flows through a broad arch from the living room and into the dining area, which is presented in a combination of glorious green walls and cabinetry and green patterned wallpaper. Built-in cupboards and illuminated shelves are set either side of a chimney breast, and large window and door connect to the kitchen/breakfast room.

### **Kitchen/Breakfast Room**

An extension to the original house, the beautifully designed kitchen is a light and bright space, and benefits from a stunning lantern-light in the roof, which combines with a window and door to the side path and an abundance of lighting. The kitchen comprises a range of high-quality fitted wall, base and full-size cabinets, presented in a chic grey shaker style and complemented with white quartz worktops and a large-scale tiled floor. A generous kitchen island creates a social space, and built-in appliances, include a dishwasher, fridge, and freezer, a six-burner range cooker with matching hood, and there is an attractive double Belfast sink with a heritage style tap set beneath the window. A door leads out to the side path, with steps providing a rear entrance to the upper part of Southgrove Road.

### **Utility Room**

Fully equipped with plumbing for a washing machine, space for a tumble dryer, a classic 'Belfast' sink, ample storage cupboards, and a sleek worktop, the utility room is an extremely useful space. Stripped pine floors continue from the hall, there is a window to the rear aspect, and the utility is also home to a recently installed unvented large hot water cylinder.

### **Cloakroom**

A well-appointed cloakroom featuring a heritage style WC and wash basin, period tiling and a stripped pine floor.





### **First-Floor Landing**

The stunning staircase turns its way up to the first-floor landing, with a characterful mahogany handrail, ornate balusters and a smart grey stair runner carpet, and the stairwell is flooded with natural light from above. The fresh white décor continues, and doors lead to all three bedrooms on this floor, to the cloakroom and to the shower room.

### **Bedroom One**

A spacious and light-filled bedroom with a beautiful bay window perfectly framing the extensive sea views. Two fitted wardrobes provide plenty of storage, and there is a fireplace with a period surround and a slate hearth which adds to the room's elegance. This room also has a door which connects to bedroom two.

### **Bedroom Two**

Offering a fabulous amount of flexibility, with the ability to combine with bedroom one to offer a spacious dressing room or the ultimate study, or to remain as a separate generous double bedroom. This room has two fitted wardrobe cupboards and a window to the rear aspect.

### **Bedroom Six**

This smaller bedroom has magnificent sea views, and is ideal as a guest room or study space.

### **Shower Room**

A stylish shower room with period style tiling, a walk-in shower with a sleek glass screen, a heritage style basin and WC, and a heated chrome towel rail. The shower room also has a window to the rear aspect and features a double built-in cupboard for storage.

### **Cloakroom**

A conveniently located separate WC for guests, complete with period tiling and a window to the rear aspect.

### **Second-Floor Landing**

The turning staircase ascends again to the second-floor gallery landing. Triple Velux windows provide plenty of natural light, and doors lead to the three bedrooms and bathroom on this floor.

### **Bedroom Three**

A bright and airy bedroom has stunning sea views and two fitted wardrobes, offering a peaceful retreat.

### **Bedroom Four**

Another spacious bedroom with two fitted wardrobe cupboards and a window to the rear aspect.

### **Bedroom Five**

A charming bedroom with lovely sea views and access to the loft space.

### **Bathroom**

A luxurious family bathroom featuring a claw-foot bath with a shower mixer attachment, a walk-in shower with a built-in deluge shower, a heritage style wash basin, WC and radiator/towel rail, and the room is finished with period tiling. There is also a window for natural light and a large built-in cupboard.

### **Outside**

To the front, a south-facing decked terrace offers a lovely spot to enjoy the sunshine. The property also benefits from off-road parking for two cars. Opposite the property is a small garden area, offering a perfect suntrap and a blank canvas which is full of potential. There is currently approved planning (active until the end of January 2025) to create additional parking and a raised garden building within the garden area. The planning reference for this approved application is 21/02402/HOU and details can be found on the Isle of Wight Council website.

This delightful and substantial home blends period charm with modern convenience, offering flexible living spaces and breathtaking sea views at every turn. An early viewing with Susan Payne Property is highly recommended.

### **Additional Details**

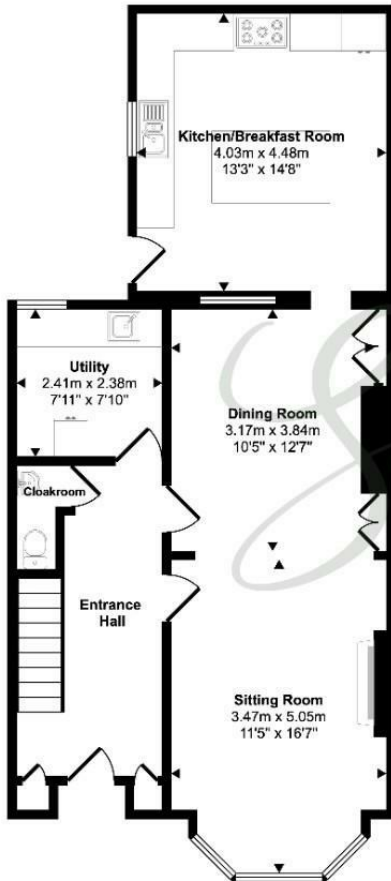
Tenure: Freehold

Council Tax Band: E (approx £2,980.50 for 2024/25)

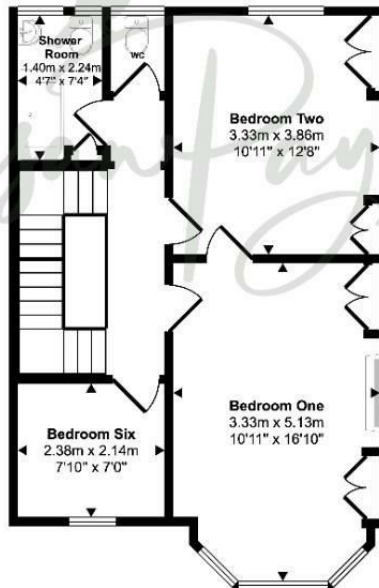
Services: Mains water, gas, electricity and drainage



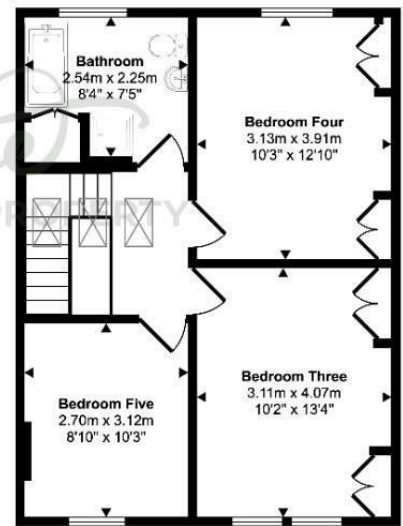
Approx Gross Internal Area  
166 sq m / 1791 sq ft



Ground Floor  
Approx 69 sq m / 742 sq ft

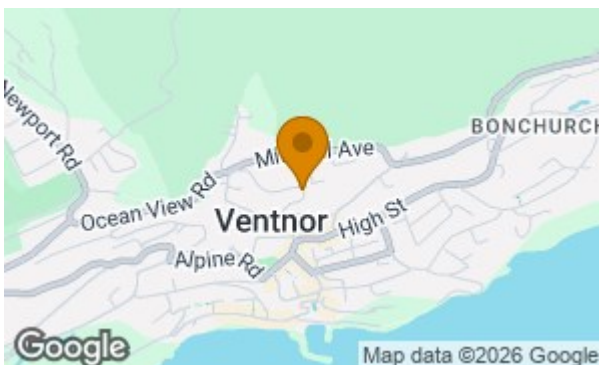


First Floor  
Approx 50 sq m / 536 sq ft



Second Floor  
Approx 48 sq m / 513 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	74

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	

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