



Magdalene

12, St. Albans Gardens, Ventnor, PO38 1DF



£475,000
FREEHOLD



Commanding spectacular sea views from almost every room, this beautiful family home has been wonderfully maintained and updated over the last 30+ years of ownership and offers three bedrooms, two reception rooms, a lovely garden, and parking.

- Highly sought-after coastal location
- Uninterrupted sea views from most rooms
- First time to the market in over 40 years
- Countryside and coastal walks on the doorstep
- Frequent bus service just a short walk away
- Detached three-bedroom home
- Beautifully maintained and lovingly updated
- Spacious and naturally light accommodation
- Short walk to Ventnor town and amenities
- Off-road parking for two vehicles

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

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Situated in a quiet and set back position, this beautiful family home is immaculately presented and has been beautifully maintained and modernised over the years. Boasting an elevated position over Ventnor with the most spectacular uninterrupted sea views, this special property offers an entrance hall leading to a living room, a cloakroom, the kitchen, and the dining room which leads to a wonderful conservatory. The stairwell from the entrance hall leads up to the first floor accommodation including three bedrooms, a bathroom, and a separate w.c. The property would make an ideal family home or second home with its flowing layout which makes it ideal for entertaining and enjoying the summer sunshine. The garden offers a large paved terrace with steps down to a lawn with a shed. The breathtaking views offer a front row seat for the popular 'Round the Island Race' giving a great vantage point to watch the boats sail past.

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 (Newport to Ryde) and route 6 (to Newport, via the coast road to Blackgang Chine) links Ventnor with the towns of Newport and Ryde, including intermediate villages, is only a short walk from the property.

Welcome to Magdalene

Accessed via a private road, Magdalene offers space for parking at the front and an attractive white gate leads to the property. A few steps down is a terraced garden with plenty of small shrub planting which welcomes you to the property. A pathway leads round the house to the front door, located on the side elevation.

Entrance Hall

Neutrally decorated, like most of the property, this entrance hall features an obscure glazed window to the rear aspect and provides access through the ground floor accommodation. A wood effect vinyl flooring from here can be found through most of the ground floor accommodation.

Cloakroom

Occupying a handy position under the stairs, this ground floor cloakroom comprises a w.c, and a wall mounted hand basin with a small obscure glazed window to the rear aspect. The space is a necessity for any family home and is finished with a Mediterranean style tiling around the room.

Living Room

Boasting beautiful sea views from the attractive box bay window to the front aspect, this lovely sitting room features a cosy carpet, a coal-effect gas fire, plus ample space to sit and enjoy the views, plus there is space for all the family.

Kitchen

Benefitting from dual aspect windows to the side and rear, this kitchen space offers a range of base and wall kitchen cabinets with a modern composite worktop which integrates a sink and drainer. The cabinets offer plenty of storage as well as integrated appliances including a double electric oven, a slimline dishwasher, a washer/dryer, a fridge, and a freezer. The worktop integrates an electric induction hob. There is a large opening into the dining room which not only makes the space more sociable but opens the space up to enjoy the views to the front.



Dining Room

This fantastic space is semi-open with the conservatory which floods the space with natural light, plus there is a window to the side aspect, and offers wonderful sea views. With ample space for a dining room table, this space makes a great entertaining or family space.

Conservatory

The best seat in the house; this space benefits from beautiful views across the English Channel and over the garden. Offering triple aspect glazing to the front and either side, this space enjoys plenty of sunshine and adjoins the dining room. There is a door to the side which leads out onto the large patio terrace.

First Floor Landing

A window to the rear aspect lets natural light into the first floor landing which is accessed from the entrance hall on the ground floor. The loft hatch can be found here leading to a fully boarded and partially insulated loft space which also benefits from a light.

Bedroom One

Fitted with a range of built in wardrobes and chests, this fantastic double bedroom enjoys views of the ocean from the comfort of the bed.

Bedroom Two

Currently utilised as the main bedroom, this space benefits from a range of fitted wardrobes and chests and also enjoys beautiful sea views from the comfort of your bed.

Bedroom Three

Utilised as a single bedroom, this space enjoys a window to the rear aspect and has potential to be used as an office or dressing room, if required.

Bathroom

Featuring neutral floor and wall tiles, this fantastic bathroom offers a shower over a large bath, a vanity hand basin, and a modern heated towel rail. There is an obscure glazed window to the side aspect which floods the space with natural light.

W.C

This separate w.c is neutrally decorated and features a w.c and an obscure glazed window to the rear aspect.

Garden

Accessed from the conservatory or from either side of the house, this wonderful garden is fairly low maintenance with a large paved patio terrace with decorative balustrades which overlooks the rest of the garden and the stunning sea views. The patio area makes a fantastic entertaining area or is the perfect spot to enjoy the peaceful surroundings with a good book. From the patio terrace are a few steps down leading to an area of lawn which benefits from a shed. The enclosed garden offers sea views from every angle and presents an opportunity to adapt, if desired by the new owners.

Parking

Parking for the property is alongside the property wall on the unmade road. There is parking for up to two vehicles with additional parking available on St Albans Road and surrounding roads. St Albans Gardens is a no through road.

Magdalene presents a wonderful and unique opportunity to acquire a beautiful detached family home with the most amazing sea views featuring flexible and spacious accommodation with a garden and parking. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details



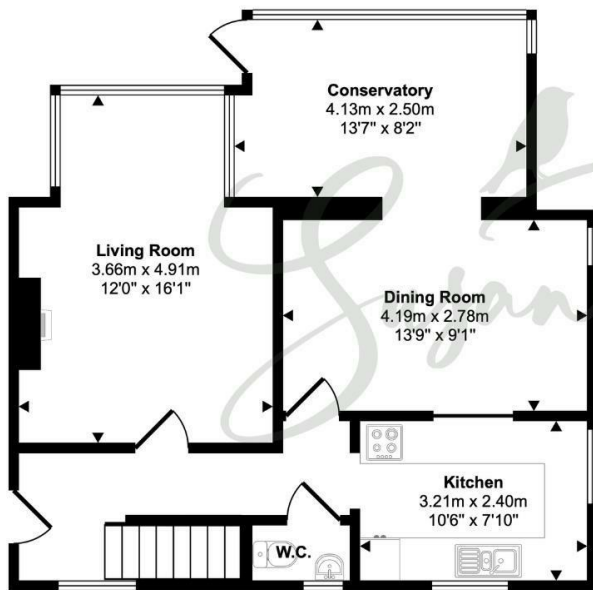
Tenure: Freehold

Council Tax Band: D (approx. £2576.41 pa – Isle of Wight Council 2025/2026)

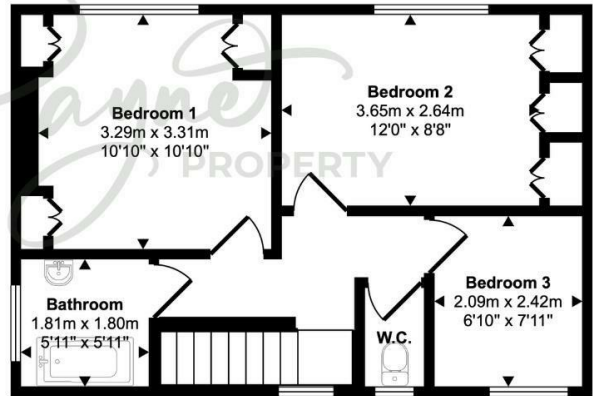
Services: Mains water, drainage, electricity, and gas central heating (Condensing Combination boiler housed in external boiler room)



Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor
Approx 58 sq m / 619 sq ft



First Floor
Approx 42 sq m / 450 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

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

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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