

# 46, Dudley Road

Ventnor, PO38 1ER



Situated in a sought-after location in the popular coastal town of Ventnor, this fabulous three- to four-bedroom family home enjoys stunning sea views to the rear, with a sunny garden, and is offered for sale chain-free.

- Coastal, mid-terrace townhouse
- Three to four double bedrooms
- Short walk to the seafront and town centre
- Opportunity for investment or second home
- Wheelers Bay and coastal paths on the doorstep
- Flexible accommodation throughout
- Stunning, uninterrupted sea views
- Potential to put your own stamp on
- Sunny south-facing garden and a balcony
- 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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Enjoying a fantastic coastal location in the popular seaside town of Ventnor, this fabulous family home has been a successful holiday let over the years and now offers the new owners the opportunity to undertake a successful holiday let or transform it into a wonderful family home. Offering bright, neutral interiors throughout, the property comprises an entrance hall leading to the snug/ground floor bedroom, and into the open plan kitchen-diner which offers access out to the delightful garden. The stairwell from the entrance hall leads up to the first floor landing, which leads to a double bedroom, a bathroom, and the living room/bedroom that opens onto a wonderful balcony terrace. The second stairwell from the first-floor landing leads up to the second floor, which leads to two further double bedrooms and a shower room. The accommodation is beautifully spaced over three floors and enjoys the most amazing sea views to the rear of the property. Accessed from the kitchen-diner, the garden with multiple seating areas is ideal for soaking in the surroundings and sea sounds, which is just a stone's throw away, plus offers a wonderful spot for outdoor dining.

Nestled above Ventnor's picturesque seafront, Dudley Road is a quiet one-way road, with characterful properties lining the road. 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, flat walk away where a wide range of amenities including boutique shops, fine eateries, supermarkets, a dentist and medical centre, plus a post office can be found. Ventnor also offers primary and secondary schools, all within walking distance from the property. 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 Seaview House**

Conveniently located just a short walk from the seafront, the property benefits from a small front garden offering planting, and a pathway leads up to the front door.

### **Entrance Hall**

Fitted with a stone-effect flooring which continues through most of the ground floor, the entrance hall provides access to the ground floor accommodation and features a rustic ceiling beam. A large understairs cupboard can be found here with plenty of storage, plus it contains the recently replaced electrical consumer unit. This space also has the potential to be transformed into a ground-floor cloakroom, if desired by the new owners.

### **Snug/Ground Floor Bedroom**

Benefiting from a bay window to the front aspect, this carpeted bedroom features a wonderful fireplace and could be utilised in many ways, including a snug, bedroom or an office.

### **Kitchen - Diner**

Situated at the heart of the home, this wonderful kitchen-diner offers plenty of space for all the family. The kitchen offers a fantastic amount of storage as well as integrated appliances, including a dishwasher, washing machine, and bin storage, which can be found within the neutral base units. A kitchen island offers additional storage as well as a beautiful sink and drainer integrated into the wooden worktops, plus there is an alcove with a large American-style fridge freezer, and a range-style cooker with an extractor fan over. With space for a large dining table, the entertaining space currently offers space for a sofa, making it the ideal socialising and entertaining space. With bifold doors to the rear, leading out to a small terrace, it provides the room with magnificent sea views and creates an inside/outside feeling to be enjoyed on those warm summer days.

### **First Floor Landing**

The carpeted stairwell leads up to the first-floor landing, leading to the first-floor accommodation.



### **Lounge/Bedroom**

Currently set up as a living room, this fantastic space enjoys beautiful views to the English Channel from the glazed bay window to the rear, with patio doors opening out onto a beautiful balcony terrace. The space features a wonderful electric fire which creates a lovely atmosphere within the room, particularly in the cooler winter months. The space could be utilised in a number of ways.

### **Balcony**

This beautiful terrace offers elevated sea views as well as a fantastic spot to enjoy the views, whether it's dining al fresco style or enjoying a good book in the sunshine. The space is finished with composite decking and a metal balustrade.

### **Bedroom Two**

Benefitting from a window to the front aspect with lovely views of St Boniface Downs, this double bedroom features a shower in one corner of the room and is currently set up as a twin room.

### **Bathroom**

Comprising a bath, WC, and a vanity hand basin, this stunning bathroom features a raw stone wall, which creates a lovely feature within the space. A large window to the front aspect with obscure glazing creates privacy but allows natural light into the space, plus there is a heated towel rail here.

### **Second Floor Landing**

The carpeted stairwell continues from the first-floor landing to the second floor, which benefits from a decorative skylight, and leads to the second-floor accommodation.

### **Bedroom One**

Boasting stunning sea views from the window to the rear aspect, this beautifully bright double bedroom benefits from a roll top bath within the room, which also makes the most of the lovely views. The space is finished with a characterful feature fireplace, painted floorboards, and a built-in cupboard concealing the gas combination boiler and water tank.

### **Bedroom Three**

Benefitting from a window to the front aspect, this double bedroom is currently set up as a twin bedroom but offers ample space for bedroom furniture.

### **Shower Room**

Comprising a shower cubicle, a WC and a pedestal hand basin, this handy shower room benefits from neutral wall tiles covering one wall, neutral flooring as well as a window to the front aspect. The space is finished with a chrome towel rail and also features a loft hatch.

### **Garden**

With an elevated decking area situated directly outside the kitchen-diner, which offers a lovely spot to sit in, a few steps lead down to the low-maintenance garden that is planted with a variety of shrubs and plants, creating some privacy but also encouraging the local wildlife. A pathway leads down to the end of the garden, which is gravelled with a lovely patio at the end, making the most of the uninterrupted views. The outdoor space provides the new owners with the opportunity to add their own stamp onto this garden, if desired, or they can enjoy the easy, low-maintenance that the garden currently provides.



### **Parking**

The property benefits from a small communal parking area with unallocated parking, which offers parking on a first-come, first-served basis, plus there is additional unrestricted on-road parking on Dudley Road and surrounding roads. Additionally, there is an opportunity to acquire a parking permit for the nearby car park through the Isle of Wight Council.

Seaview House presents a fantastic opportunity to acquire a spacious family home with flexible accommodation and is situated in a fantastic position for the seaside in a popular coastal town. A viewing is highly recommended with the sole agents, Susan Payne Property.

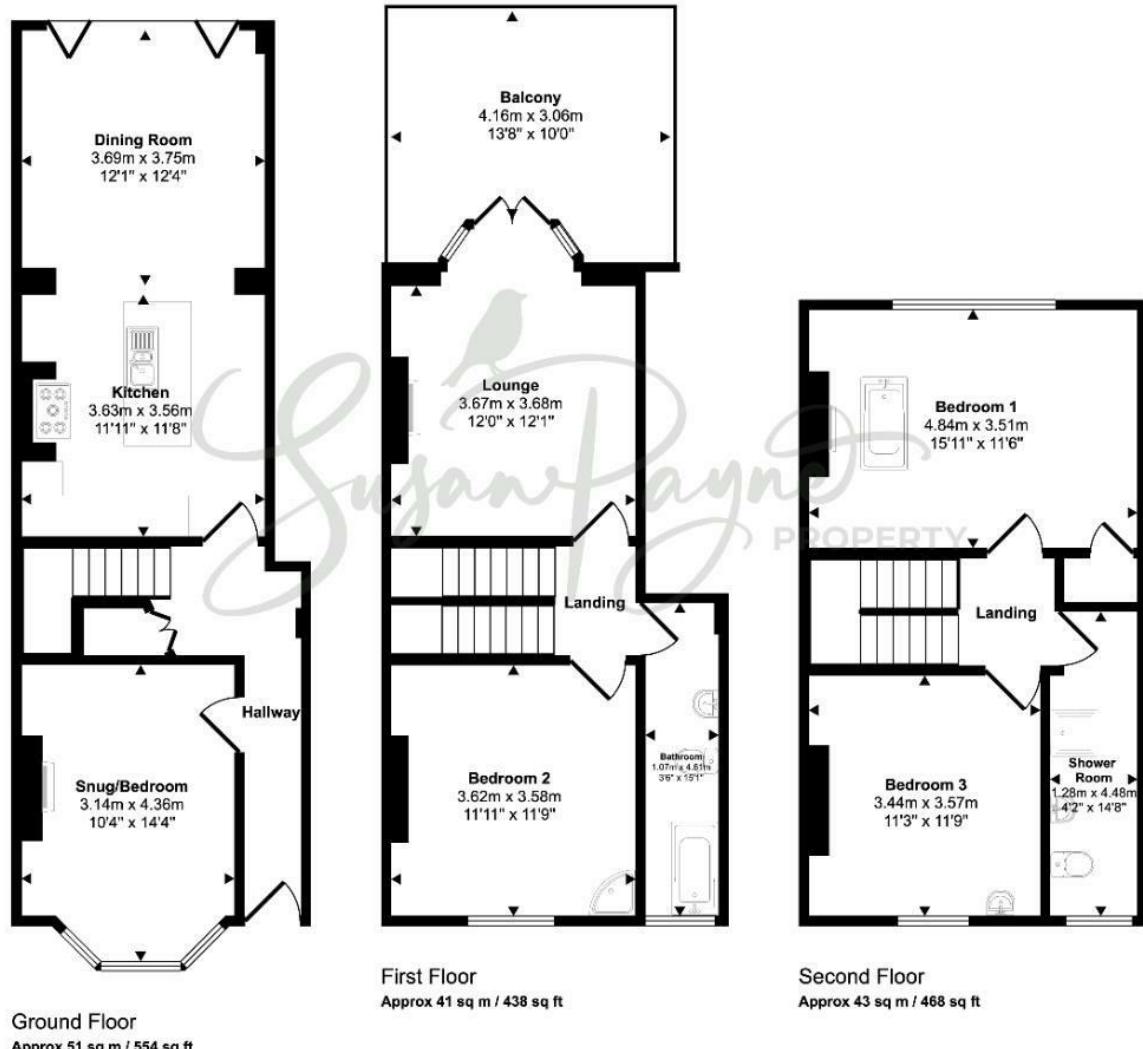
### **Additional Details**

Tenure: Freehold |

Council Tax Band: TBC (estimate D - £2,576.41 pa – Isle of Wight Council 2025/2026) |

Services: Mains water, gas, electricity, and drainage

Approx Gross Internal Area  
136 sq m / 1460 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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