

5 Southgrove Road Ventnor, PO38 1TN

£675,000



This stunning 6 bedroom period house is located on Southgrove Road, within walking distance to Ventnor town centre and award winning beach. The Ground floor of the property comprises a grand open-plan living and dining room, a modernised kitchen with integrated appliances, a downstairs W/C and a utility room. The first floor consists of a shower room, 3 good-sized bedrooms, and a W/C. The second floor consists of a family bathroom, 2 double bedrooms and 1 single bedroom. Outside offers a good-sized garden which has planning permission for future parking spaces. Other benefits of the property includes off road parking, a picturesque view of the channel and an open fireplace, gas central heating and double glazing. This is a must see!!

6 BEDROOMS

STUNNING CHANNEL VIEWS

ADDITIONAL GARDEN

TERRACED PERIOD HOUSE

OFF ROAD PARKING FOR 2 VEHICLES

**CLOSE TO LOCAL SCHOOLS, SHOPS AND
VENTNOR BEACH**

ROOMS

Entrance Hall

Wooden floorboards. Cupboards and stairs leading to first floor.

Living room 16' 7" x 11' 5" (5.05m x 3.47m)

Wooden flooring. Fireplace complete with a wood burning stove. Double glazed bay window looking out on to the picturesque sea views. Open plan to the dining room. Radiator.

Dining room 12' 7" x 10' 5" (3.84m x 3.17m)

Wooden flooring. Built-in cupboards and cabinets. Glass window to kitchen side aspect. Radiator.

Kitchen/Breakfast Room

An extension to the original house. Ceramic tiled flooring. Beautifully designed kitchen with matching wall base units and white quartz worktops. A fitted island, Double belfast sink, integrated fridge freezer, dishwasher and six burner range cooker. Lantern light.

Downstairs WC

Utility room 7' 10" x 7' 11" (2.38m x 2.41m)

Wooden flooring. Fitted worktops with plumbing for a washing machine and tumble dryer. The utility is also home to a recently installed unvented large hot water cylinder.

First Floor Landing

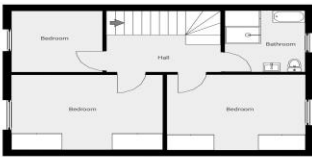
5 Southgrove Road

TOTAL AREA: 1796.65 sq ft - LIVING AREA: 1796.65 sq ft - FLOORS: 1 - ROOMS: 17



Ground Floor

TOTAL AREA: 1796.65 sq ft - LIVING AREA: 1796.65 sq ft - ROOMS: 17



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Shower Room 7' 4" x 4' 7" (2.24m x 1.40m)

Stunning shower room with period tiling. Walk-in shower, sink basin and WC. Heated towel rail. Double glazed window to rear aspect.

Cloak room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		74
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

