



## Ward House

Ref: 3878331

21-23 Alpine Road, Ventnor, Isle of Wight, PO38 1BT

Freehold: £650,000

Closed former nursing home

19 bedrooms, eight with en suite

Panoramic sea views to rear

Close to town centre

Scope for a variety of uses, STPP

EPC Rating TBC





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### Description

A pair of former semi detached properties which have been altered to form one large detached dwelling yet retaining two front doors each with entrance halls and separate stair ways leading to all floors.

The rear of the property has had a single storey extension providing a large and light lounge leading to an enclosed paved garden benefitting from lovely raised panoramic sea views over nearby properties.

There is off road parking for three to four cars to the front of the building.

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### Internal Details

Ground Floor:

Entrance hall, three bedrooms two with en suite wet rooms and one with en suite wc, lounge/dining room, quiet lounge area, bathroom with wc, two offices, kitchen, pantry, laundry room, passenger lift.

First Floor:

Eight bedrooms two with en suite wc, meds rooms, sluice room, store room.

Second Floor:

Eight bedrooms three with en suite wc, wet room with wc, sluice room.

Basement:

Large storage area.

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### The Opportunity

This is an exciting opportunity to purchase a closed former care home which ceased trading in February 2024, located in a popular and historic location in the Isle of Wight.

Subject to all necessary permissions, the property could potentially be reopened as a care home or be suitable for change of use to residential development (flats or houses), a hotel/guest house, HMO, children's home etc to name a few options.



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### Location

Ward House is located close to the centre of Ventnor on the southern side of the Isle of Wight with lovely sea views over the English Channel.

Ventnor is c. 11 miles to the south of the county town of Newport and 13 miles to the car ferry at Fishbourne with links to Portsmouth and 15 miles to the car ferry at East Cowes with links to Southampton.

The beaches and Ventnor promenade offer a lot of options for activities with the town benefitting from a number of vintage shops and antique stores as well as bars and restaurants. Newport caters for the day to day needs to local residents with a large range of both local and national shops, banks, restaurants and leisure facilities.



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### Fixtures & Fittings

We are advised that all trade fixtures and fittings are owned outright.





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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Charles Phillips

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Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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