

SPENCE WILLARD



St Francis, Seven Sisters Road St. Lawrence, Ventnor, Isle of Wight

Located in the heart of the popular village of St Lawrence, with stunning far reaching sea views and attractive secluded gardens

VIEWING:

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Built in 1927, St Francis has retaining many of its original features and charm. Benefiting from spacious principal rooms with sea views from the kitchen, sitting room, dining room and both bedrooms. In addition to off road parking, the property has a mature secluded garden with a choice of seating areas.

The current owner has been in residence for the past 30 plus years, maintaining the property to a good standard throughout.

St Lawrence is an idyllic location with a beautiful, rustic coastline and many impressive coastal and country walks directly from the doorstep. Woody Bay and Binnel Bay can both be reached within 10 minutes on foot. Seven Sisters Road enjoys a particularly quiet, picturesque location within the village, yet is only a short walk from the village grocery shop. The neighbouring town of Ventnor provides various amenities, such as individual shops, a doctor's surgery, an array of fine eateries and a superb, sheltered beach. This area is renowned for having a warm and sunny micro-climate with the Ventnor Botanic Garden nearby.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A light and spacious entrance hall with ample room for coats and boot storage.

SITTING ROOM A good size room with views over the south facing garden. Tiled floor throughout and working wood burner.

KITCHEN/BREAKFAST ROOM Attractive dual aspect room with tiled floor and an array of base and wall mounted units and traditional walk in larder. Worksurfaces with inset sink and drainer. Seating area with ample space for table and six chairs. Appliances include an electric run AGA, ample space and plumbing for a dishwasher or washing machine, and freestanding fridge freezer. French doors out onto the south facing patio.



SNUG & DINING AREA Spacious south facing room filled with natural light, Large picture windows overlooking the garden and coastal views. Original open fireplace with exposed wooden flooring.

WC with wash basin and vanity unit below.

FIRST FLOOR

LANDING Light and spacious landing with large picture window overlooking the garden.

BEDROOM ONE Large double bedroom with exposed wooden flooring enjoying stunning sea and coastal views. Additional seating area and ample space for free standing wardrobes. Airing cupboard with additional storage space.

BEDROOM TWO A further good size double bedroom with exposed wooden flooring, ample space for free standing wardrobe. Also enjoying stunning sea and coastal views and the garden

BATHROOM Spacious walk in shower with glazed screen. Tiled floor with wash hand basin, vanity unit and WC.

OUTSIDE

The property is approached by a paved pathway with steps leading down to the garden with an array of mature shrubs, fruit trees and large vegetable patch all backing onto countryside with charming views. The garden has a variety of seating areas and side access with **GARDEN SHED** through to the rear garden.

SERVICES Mains water, electricity, drainage. Open fire, wood burner and electric heating.

EPC Rating F

COUNCIL TAX Band D

TENURE Freehold

POSTCODE PO38 1XA

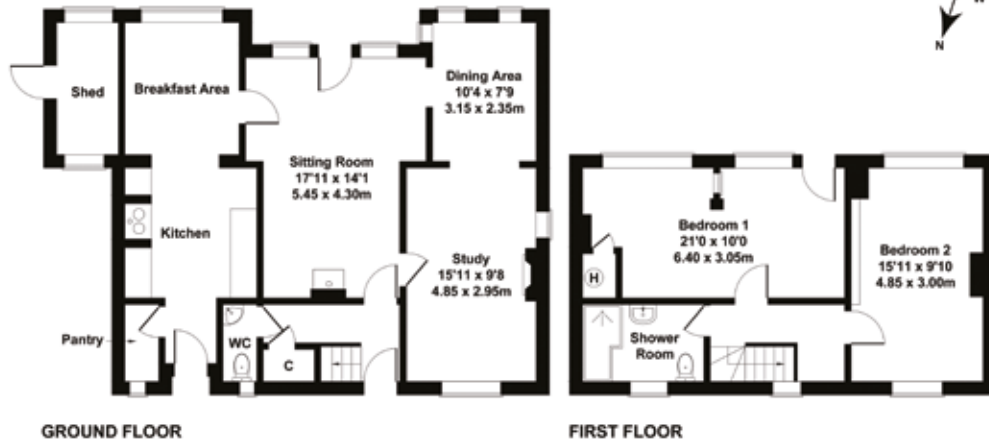
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





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Approximate Gross Internal Area
1259 sq ft - 117 sq m
(Excluding Shed)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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