

SPENCE WILLARD



Broadview, Belgrave Road, Ventnor, Isle of Wight

A great opportunity to acquire a well-located property with stunning southerly sea views, spacious south facing terraced garden and a short stroll to the beach & town centre

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



The property occupies a unique elevated position approximately 200m from the beach within the popular coastal resort of Ventnor. The town itself provides various amenities, including boutique shops, a doctor's surgery, an array of fine eateries and a superb, sheltered beach. This part of the Island is renowned for having a warm and sunny micro-climate with the Ventnor Botanic Garden nearby. Belgrave Road has been nominated a "quiet road" with easy walking access to the town centre.

Accommodation is situated over two floors with breathtaking sea views, an ever-changing vista to be enjoyed from almost anywhere in the property. As well as the large south facing terrace garden there is an enclosed patio garden at the rear of the property, both designed for minimal maintenance with raised vegetable planters. The property would appeal to a variety of purchasers including those looking for a main home, second home or investment property to run as a holiday let.

ACCOMMODATION

GROUND FLOOR

COVERED PORCHWAY & ENTRANCE HALL Covered porch through to welcoming light and spacious entrance hall, with ample storage facilities.

LIVING ROOM A good size south facing room with large picture window overlooking the front terrace garden and sensational sea views beyond. Open fireplace.

DINING ROOM Spacious reception room, currently used as a hobbies room with direct access out onto the south facing terrace.

KITCHEN/BREAKFAST ROOM A variety of fitted base and wall units. Ample work surface space, additional storage cupboards. Room for fridge/freezer, dishwasher and washing machine. All of which are

negotiable based on the offer received. **LARDER** Traditional larder with built in shelves. **BREAKFAST AREA** with room for table and chairs for six people. Access out onto the rear patio garden.

REAR PORCH Good size glass porch with light & power. Access out onto the garden.

WC With wash hand basin, vanity unit and heated towel rail.

FIRST FLOOR

LANDING Light, airy and spacious with views over the rear patio garden.

BEDROOM 1 Double bedroom with sliding patio doors out onto a small Juliet balcony with spectacular sea views. Ample space for free standing wardrobes.

BEDROOM 2 Spacious southerly aspect large double bedroom with superb sea views. Ample space for free standing wardrobes.

BEDROOM 3 Double bedroom with built in wardrobes. Views out over the rear patio garden.

BATHROOM Half tiled surround, bath, separate walk in shower, WC, wash hand basin & vanity unit

OUTSIDE

To the front of the property steps lead up to the front terraced garden and covered entrance porch. Front garden, partly covered with pergola and rambling grape vine. Additional seating boasting unincumbered sea views. An ideal location for alfresco dining with friends and family. Access through to the rear garden with outside power and water connections available. Designed for minimal maintenance with raised vegetable planters. Good size garden shed and storage area.

ADDITIONAL INFORMATION

PARKING Available to all local residents located 200 meters away at a cost of £230 pa. The current owners have had a positive response to a pre-application for permission to create off-road parking should someone wish to formally apply.

SERVICES Mains water, electricity, drainage and gas.

EPC Rating D

TENURE Freehold

COUNCIL TAX Band E

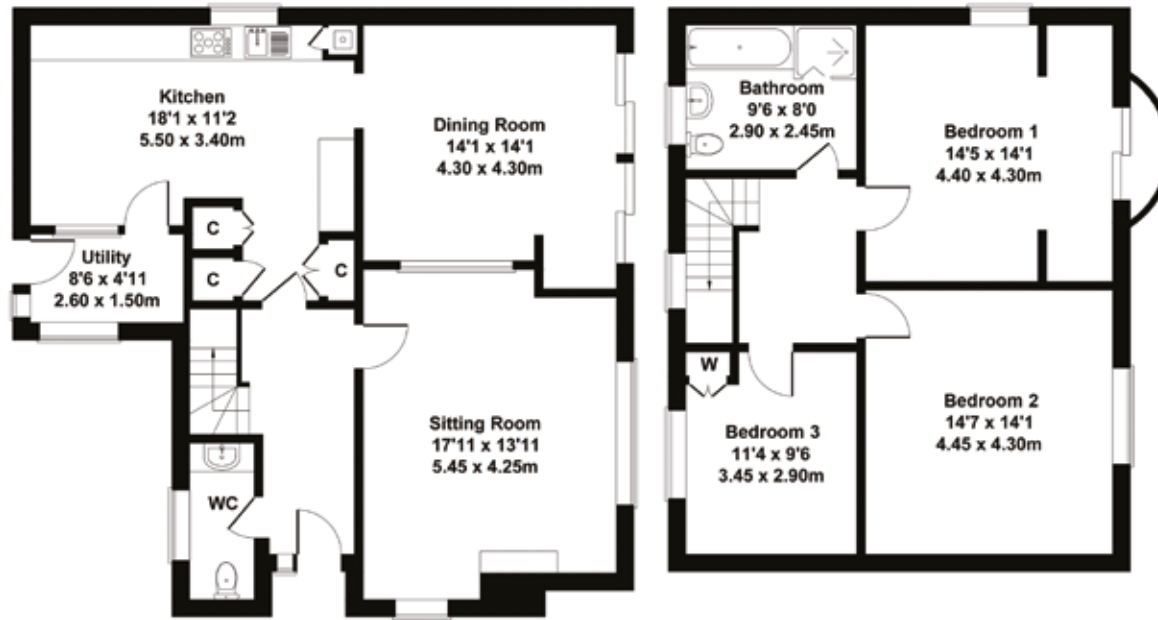
POSTCODE PO38 1JD

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



Broadview

Approximate Gross Internal Area
1582 sq ft - 147 sq m



GROUND FLOOR

FIRST FLOOR

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.

Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.