

SPENCE WILLARD



BI-IK, Avenue Road Wroxall, Ventnor, Isle of Wight

Beautifully maintained throughout, boasting three good sized double bedrooms and two bathrooms. Stunning west facing views of Appuldurcombe House and Stenbury Downs

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



The property sits within a well-established residential community on a quiet private road in the heart of Wroxall with excellent transport links into Ventnor, Shankin and Sandown. The village has a pub, a store and a primary school. The Island Free School is only 1.5 miles away for Secondary pupils. Nearby Ventnor has a range of well-regarded restaurants, a fish market and the surrounding south coast of the island has some wonderful bays and sandy beaches. There are some excellent country walks accessible directly from the property amongst surrounding downland that provides some stunning scenery.

The property is beautifully maintained throughout, boasting three good sized double bedrooms, ensuite shower room and additional family bathroom with bath and overhead shower. A sun drenched west facing sun lounge with access onto the garden. Spacious well-appointed kitchen/breakfast room with plenty of storage and seating area, utility room with access onto the garden, Large dual aspect living room with access through to the sun lounge and dining room. Gas central heating throughout.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Welcoming entrance hall, leading through to the sitting room and kitchen/breakfast room. Ample understairs storage.

KITCHEN/BREAKFAST ROOM A modern style fitted kitchen with views over the garden. A range of wall and base units and worksurfaces over with inset 1 sink and drainer. Tiled floor and splashback surround. Free standing Smeg 4-ring electric hob with extractor above and double oven below. Appliances include integrated fridge and freezer and Smeg dishwasher. Gas connection available.

UTILITY ROOM Additional floor and wall mounted storage units. Worktop with inset stainless steel sink. Large built in storage cupboard. Plumbing/ water connection for washing machine. Rear access to the garden.



LIVING ROOM Spacious dual aspect room with gas cast iron stove with flu. French doors through to the dining room and access through to the sun lounge

DINING ROOM Ceramic tiled floor with views out over the rear garden. Exposed brick archway leading through to the **KITCHEN/BREAKFAST ROOM**.

SUN LOUNGE West facing with views over the garden and Stenbury Downs behind. Large double glazed units surround with light weight tiled roof. Ceramic tiled floor with patio doors out onto the garden.

CLOAKROOM Wash basin set on vanity unit with storage beneath, vertically positioned radiator and WC

FIRST FLOOR

LANDING Airing cupboard with slatted shelving, and loft access with drop down ladder and light.

BEDROOM 1 A decent size double bedroom with built in double wardrobe with shelving and hanging rails installed.

ENSUITE SHOWER ROOM Large walk in shower with glass panelling, Floor and wall tiles throughout. WC, wash hand basin and heated towel rail.

BEDROOM 2 Spacious double bedroom with stunning west facing views of Appuldurcombe House and Stenbury Downs. Built in single wardrobe and ample room for an additional double freestanding wardrobe.

BEDROOM 3 A decent size double bedroom again with stunning views of Appuldurcombe House and Stenbury Downs. Built in double wardrobe.



FAMILY BATHROOM Bath with overhead shower and controls. Wash hand basin, heated towel rail and WC. Floor and wall tiles throughout.

OUTSIDE

The property benefits from a west facing front garden partly laid to lawn with large patio area. Covered entrance way and a variety of mature shrubs and bushes. Access to the rear garden on both sides of the property. Large garden **SHED** and additional paved area with further mature shrubs and bushes.

GARAGE & PARKING Single garage with up & over door, light and power. Additional loft boarded and storage area with light and built in fold down ladder. Gravelled driveway with 5-bar gate providing off road parking for two cars

TENURE The property has a traditional Victorian 999 year lease. Very common on the Island, with no service or maintenance payments. (please ask agent for further details)

POSTCODE PO38 3EG

COUNCIL TAX Band E

SERVICES Mains electricity, gas, water, and drainage.

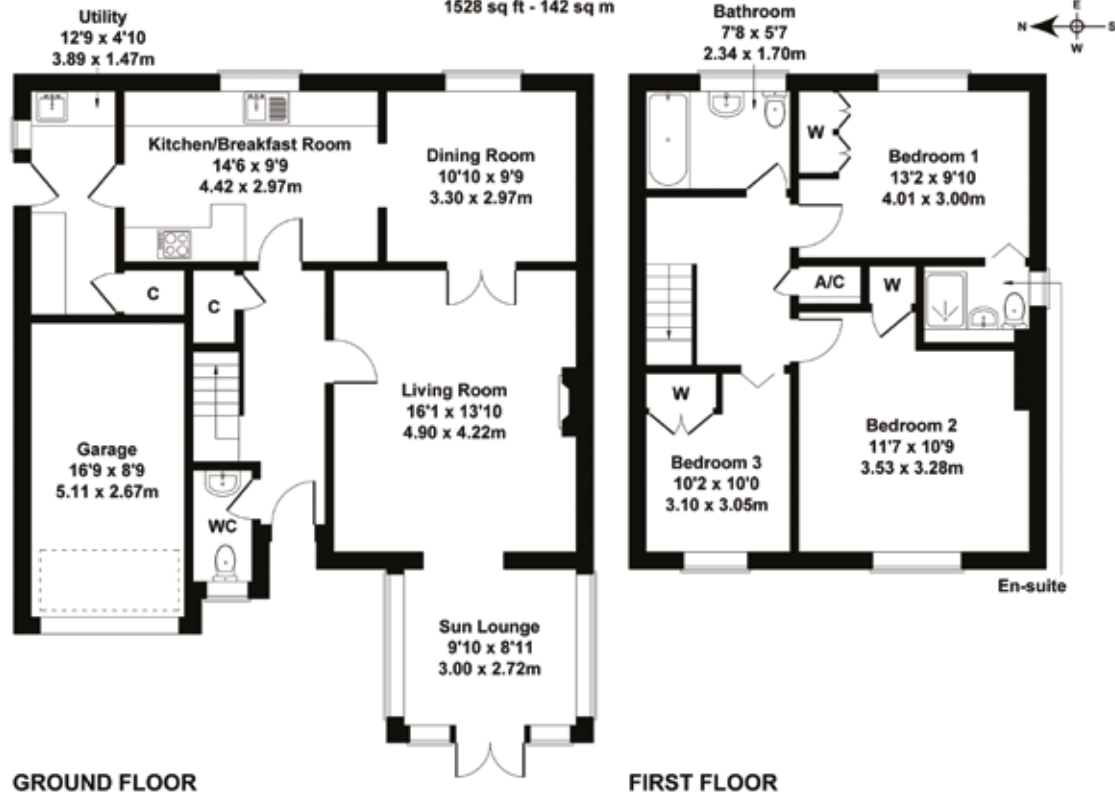
EPC Rating C

VIEWINGS Strictly by prior appointment with the sole selling agents, Spence Willard.



Avenue Road Wroxall, Ventnor, Isle of Wight, PO38 3EG

Approximate Gross Internal Area
1528 sq ft - 142 sq m



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. 2025



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.