

SPENCE WILLARD



Lindum, Belgrave Road, Ventnor, Isle Of Wight

A great opportunity to acquire a well-located property with magnificent southerly sea views from all principal receptions rooms and bedrooms. A short walk from the beach and town centre.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Lindum

Dating back to the early 1920s, Lindum sits in a popular Ventnor location with breathtaking panoramic views across Ventnor Bay and to the English Channel from all principal rooms. Built in Island stone, the accommodation is arranged over two floors with three comfortable double bedrooms, with the principal bedroom being on the first floor enjoying a south-facing balcony and en-suite shower room. There are two generously sized reception rooms, kitchen, family shower room and additional cloakroom.

There is a gated driveway entrance with off-road parking for three to four cars and to the rear of the property is established south facing gardens with an array of mature trees and bushes which also benefits from the wonderful sea views.

Due to its positioning on the Island, nearby Ventnor is well known for its unique microclimate with more sunlight hours than the rest of the UK with a superb, sheltered beach. The town centre is a popular destination with its array of independent eateries, bars, coastal pubs, boutique shops and parks., with the Botanic Gardens being nearby. Ventnor is also home to the renowned Ventnor Fringe, which is the Isle of Wight's largest mixed arts festival, with hundreds of artists travelling to showcase their work.

Accommodation

ENTRANCE PORCH Stone built with ample space for coats and shoe storage.

CLOAKROOM Fully tiled with wash basin set on vanity unit with storage beneath and WC.

DINING HALL A spacious dual aspect multi-purpose room, currently configured as a dining space, study area and additional seating with superb south facing sea views. Beautifully renovated exposed wooden flooring and French doors opening to the garden. Attractive period fireplace with blue and white period tile surround and wooden mantel. Stairs to first floor.

KITCHEN/BREAKFAST ROOM Spacious kitchen with a range of wall and base units with worksurface over and inset stainless steel 1½ bowl sink and drainer. Good size pantry cupboard, 4-ring induction hob with extractor above and double oven below. Ample space and

plumbing for fridge freezer, dishwasher, washing machine and dryer. Access to the side garden with views of the front lawn.

SITTING ROOM Charming south facing dual aspect reception room with plenty of period features including high ceilings, picture rails and beautifully exposed original floorboards. French doors to the garden with breathtaking sea views. A large fireplace with stone hearth and timber mantel.

INNER HALLWAY With two sets of cupboard storage. Access through to bedrooms and family shower room.

BEDROOM 2 Large double bedroom with beautiful sea views. **DRESSING AREA** with built in wardrobe storage. Patio door out onto the garden.

BEDROOM 3 Spacious dual aspect double bedroom with built in wardrobes, views of the front garden.

SHOWER ROOM Large walk in tiled shower with glazed screen. Wash basin set on vanity unit with storage beneath. Heated towel rail, mirrored wall cabinet and WC. Attractive, original leaded windows.

FIRST FLOOR

PRINCIPAL BEDROOM SUITE A spacious double bedroom with additional raised seating area enjoying breathtaking sea views with ample eves storage. French doors opening to:

BALCONY A wonderful seating area enjoying the stunning coastal views, with glazed balustrades.

SHOWER ROOM EN-SUITE Walk in shower with glazed screen, wash basin set on vanity unit with storage beneath. Heated towel rail, additional eves storage.

OUTSIDE There is gated driveway access with opens to ample parking on a block paved driveway. Enclosed front garden laid to lawn with a variety of mature trees to include Palm, Fig and Bay. South facing rear garden enjoying unobstructed sea views. Laid to lawn with mature shrubs and trees. Attractive stone walling, SUMMER HOUSE and GARDEN SHED.

SERVICES Mains gas, electricity, water and drainage. Gas fired central heating.

EPC Rating E

COUNCIL TAX Band F

TENURE Freehold

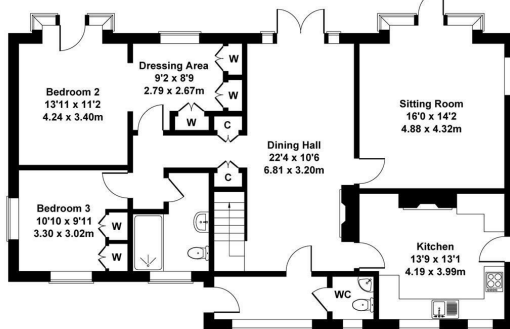
POSTCODE PO38 1JH

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

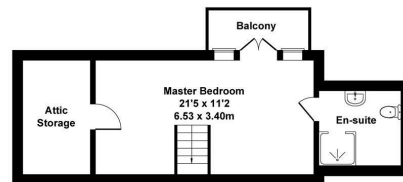


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Approximate Gross Internal Area
1606 sq ft - 149 sq m



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.
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