

SPENCE WILLARD



4 Undercliff Gardens, Ventnor, Isle of Wight

Set in an elevated position, this four bedroom detached house enjoys panoramic views of the English Channel

VIEWING:

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This beautifully presented four bedroom detached house is set in an elevated position in desirable close in Ventnor, conveniently located within walking distance of the town, as well as famous Botanic Gardens, Ventnor Cricket Ground and popular Steephill Cove. For ease, access to the property can be gained from either Undercliff Gardens or Castle Close.

The property has been built to a very high standard, is highly energy efficient and has been designed to be low maintenance. The property is centred around open plan living and has extensive bi-fold doors from this space opening to an expansive terrace, which runs the full width of the property and from where you can enjoy the sea views. From here tiered gardens have been created and planted with a variety of shrubs and plants that are easy to care for.

Due to its positioning on the Island, 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 for eateries, bars, coastal pubs, boutique shops and parks. The renowned Ventnor Fringe is the Isle of Wight's largest mixed arts festival, with hundreds of artists travelling to showcase their work.

ACCOMMODATION

ENTRANCE PORCH Dual aspect with plenty of natural light, ample storage space for coats and shoes.

OPEN-PLAN KITCHEN LIVING ROOM A magnificent, spacious, dual aspect reception room with an expanse of bi-fold doors opening to the large south facing patio and providing glorious sea views. Luxury Amtico flooring has been laid throughout with underfloor heating. Access through to ground floor bedrooms, bathroom and stairs to first floor. To the end of the open-plan space is the **KITCHEN AREA** with a modern style fitted kitchen including a range of wall and base units with under cabinet lighting and granite worksurfaces. Falcon 5-ring induction hob with Neff extractor above and double oven and grill below. Built-in Liebherr fridge freezer and Miele dishwasher. A large central island with stainless steel 1½ bowl



sink, with additional storage below and wine cooler. SITTING & DINING AREA takes in the stunning coastal views and there is a large log burner with exposed flue. The dining area provides ample room for a table and chairs to seat 8 - 10 people.

UTILITY ROOM Fitted with base units with granite work surface over inset with stainless steel sink. Large storage cupboard. Space and plumbing for both a washing machine and dryer.

INNER HALLWAY With a large airing cupboard with additional storage.

BATHROOM Elegant roll top bath with chrome feet and shower attachment. Wash hand basin, heated towel rail, WC and illuminated wall mirror. Fully tiled throughout.

BEDROOM 3 Spacious double bedroom with fitted wardrobes. Stunning sea views with French doors out onto the veranda.

BEDROOM 4 A large double bedroom with fitted wardrobes, views out over the terraced garden.

FIRST FLOOR

LANDING Ample room which could be utilised as an office space with large Velux window above.

BEDROOM 1 A spacious, dual aspect, double bedroom enjoying the coastal views. Three separate fitted wardrobes.

SHOWER ROOM EN-SUITE Fully tiled throughout with large walk-in shower with glazed screen and door. Wash basin set on vanity unit with storage beneath. Heated towel rail, WC and illuminated wall mirror.

BEDROOM 2 A further dual aspect double bedroom with fitted wardrobes and coastal views.



SHOWER ROOM EN-SUITE Fully tiled throughout with large walk-in shower with glazed screen and door. Wash basin set on vanity unit with storage beneath. Heated towel rail, WC and illuminated wall mirror.

OUTSIDE The property benefits from a stunning south facing terrace opening from both the open-plan living area and Bedroom 3, due to the elevated position of the property means the terrace benefits from truly stunning south facing views to the English Channel. From here there is a beautiful, tiered garden planted with an abundance of mature ornamental bushes designed to be easily maintained. There is external lighting to the terrace and the pathway leading to the **SINGLE GARAGE** with up-and-over door, power and lighting situated on Undercliff Gardens.

The rear stone wall terraced garden has been designed once again to be easily maintained and houses **3 STORAGE SHEDS**, there is also stone steps to Castle Close.

POSTCODE PO38 1UB

COUNCIL TAX Band E

TENURE Freehold

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

EPC Rating C

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



4, Undercliff Gardens Ventnor, Isle Of Wight, PO38 1UB

Approximate Gross Internal Area
1690 sq ft - 157 sq m



FIRST FLOOR



GROUND 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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