

SPENCE WILLARD



2 Kent Road, Ventnor, Isle of Wight

An opportunity to acquire a charming fully renovated town house, tucked away in a quiet Cul-de-Sac with sea views in the heart of Ventnor.

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



2 Kent Road

Conveniently positioned, the house is just a short amble from the lively Ventnor town centre with its array of independent shops, restaurants and bars. Well known for its unique microclimate with more sunlight hours than the rest of the UK with a superb, sheltered beach.

Beautifully presented throughout, this elegant, four bedroom town house is arranged over three floors with sea views over the English Channel. Whilst retaining many original features, the property has been recently renovated and refurbished to include new electrical, heating and plumbing systems, as well as a new kitchen and bathrooms. Brand new carpets and flooring throughout. The newly formed open-plan living area also creates a bright and spacious room, ideal for practical, modern living.

With a blend of charm and an exceptional central location, the property would suit a variety of buyers from full time residents or second homeowners.

ACCOMMODATION

ENTRANCE HALL With access through to the key reception rooms retaining high skirting boards, panelling and decorative ornate architrave. Stairs to lower ground and first floor.

KITCHEN Brand new modern style fitted kitchen with a range of matching wall and base units with worksurfaces over including inset sink and drainer, 4-ring electric hob and single oven below. Housed new Glow worm combi boiler, built in fridge/freezer and dishwasher. Luxury vinyl tile flooring. Views out over Ventnor Downs and rear garden.

SITTING ROOM Spacious reception room through to the kitchen with south facing French doors opening onto the covered veranda. Built-in shelving and original fireplace with open flue.

FIRST FLOOR

LANDING With hatch access to loft space. Light and airy with large picture window with views of Ventnor Downs.

BEDROOM 1 A decent size double bedroom. Ample space for wardrobes. Original ornate fireplace. South facing with sea views.

BEDROOM 2 Double bedroom with ample space for wardrobes.. Views over the enclosed rear garden and Ventnor Downs.

FAMILY BATHROOM Spacious room with decorative wood panelled walls , freestanding luxury bathtub, large walk in shower with glass panels. South facing with sea views. Wash hand basin, large ladder chrome heated towel rail and WC.

LOWER GROUND

HALF LANDING With access to the **UTILITY ROOM** with space and plumbing for washing machine and dryer. Views out over the garden and Ventnor Downs.

HALLWAY With access to the rear garden.

BEDROOM 3 Good size south facing double bedroom. Ample space for wardrobes.

BEDROOM 4 Further decent size double bedroom with views overlooking Ventnor Downs. Ample space for wardrobes.

SHOWER ROOM Fully tiled shower and large heated ladder towel rail.

ADJACENT WC Traditional white ceramic toilet with match wash hand basin.

OUTSIDE The property benefits from a lovely south facing covered decked veranda. Minimal maintenance gardens with further decking at the rear of the property enjoying the National Trust Downland views. Pedestrian access onto West Street. Kent Road offers off road parking for residents.

COUNCIL TAX Band B

TENURE Freehold

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

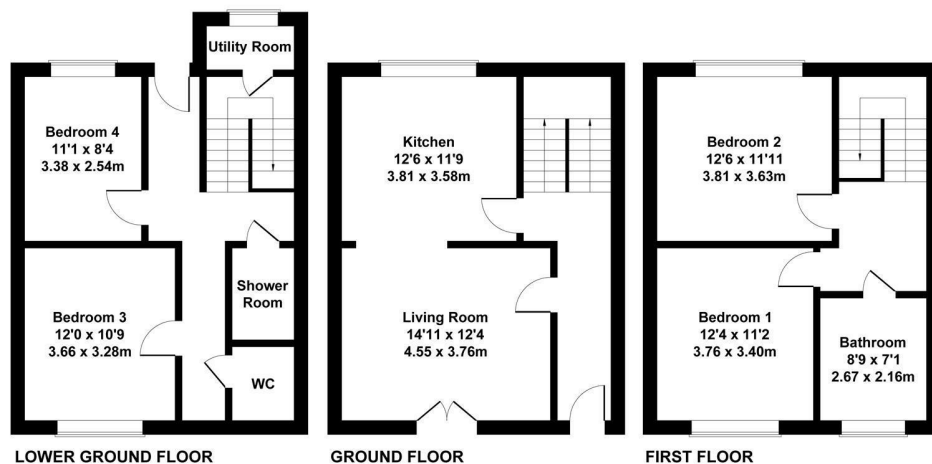
EPC Rating C

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



2, Kent Road, Ventnor, PO38 1NH

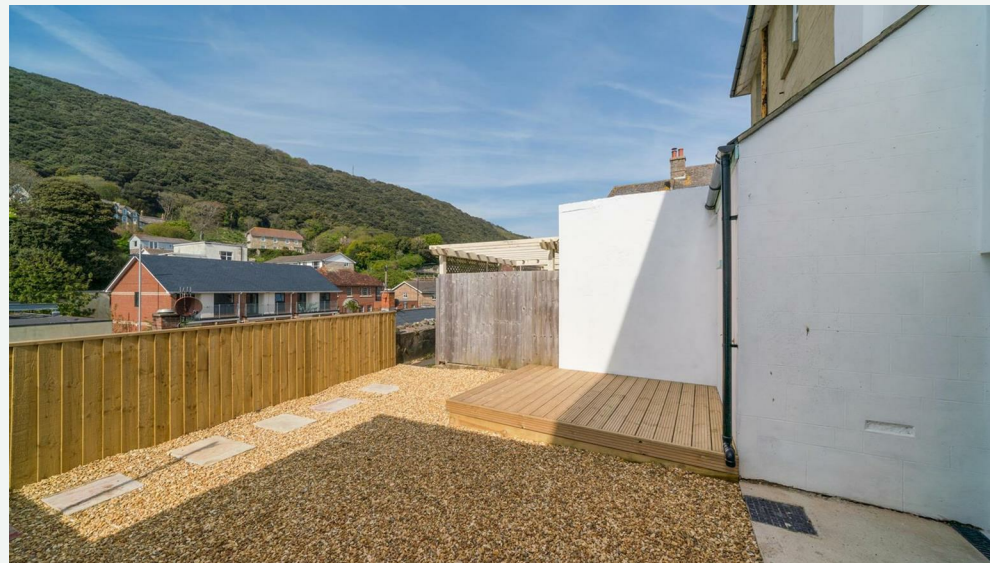
Approximate Gross Internal Area
1442 sq ft - 134 sq m



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.

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