



6 Pelham Road
Ventnor | Isle of Wight | PO38 1UR

FINE & COUNTRY

Seller Insight

“ The seaside town of Ventnor has its own microclimate and experiences milder weather than the rest of the island and England as a whole. It is a thriving fishing town and there is no better place to experience the wonderful, locally caught seafood than in some of the best restaurants in the country, right on your doorstep. There's the Michelin starred Hambrough, the infamous Royal Hotel and the iconic art deco Winter Gardens that overlooks the bay, as well as more recent additions, like the smoking lobster, where you can often spot a celebrity or two.

The town enjoys a pleasant mix of boutique shops with more mainstream stores, such as Co-op and Boots chemist. There are also numerous footpaths accessing the beautiful surrounding countryside, or you can enjoy the spectacular sea views along the coastal path to Steephill Cove; a little gem of a place that has a couple of eateries serving Ventnor Bay crab and a gorgeous beach.

Ventnor has a rich history of being a health resort during Queen Victoria's reign and boasts the UK's oldest theme park, Blackgang Chine. More recently, the town has become known for Ventnor Fringe Festival; a week-long celebration of the performing arts, and is also home to the highly sought after Island Free School.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

6 Pelham Road

This stunning, inverted property has been specifically designed for optimal enjoyment of the spectacular sea views across the English Channel and is in a prime position on the outskirts of the historic seaside town of Ventnor.

The ground floor comprises three double bedrooms which enjoy access to two stunning shower rooms, both of which have been recently updated to a very high standard. There is also a handy utility room on this floor and a central hallway with an art deco inspired wooden staircase.

The first floor has also seen recent remodelling and the overall effect is stunning. On the outside is a huge balcony that spans the entirety of the front and two sides of the property. The kitchen is gorgeous, with matt grey cabinets and attractive countertops, and equipped with all the mod cons required to make cooking a dream, including double fan oven and integrated appliances. At the end is a breakfast bar and a convenient serving hatch through to the dining area.

The sizeable, open plan lounge / dining area is a fabulous, light and airy space where the breathtaking sea views can truly be appreciated. Step out of the French or patio doors onto the impressive balcony and walk around the outside of the house to the viewing terrace. Equally, you can sit back and enjoy the views from the comfort of the conservatory in all seasons.

Outside to the rear is a low maintenance, tiered garden, mostly laid to slabs with various plants scattered throughout. In a secluded spot is a heated swimming pool – fantastic for really making the most of the above average climate in Ventnor. To the front is another paved garden with a large driveway and double garage.







Travel Information

13.7 miles from Fishbourne to Portsmouth Ferry Terminal
 15.3 miles from East Cowes to Southampton Ferry Terminal
 19.1 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Ventnor Tennis Club, Ventnor – 1.5 miles
 Ventnor Golf Club, Ventnor – 2.7 miles
 1Leisure The Heights, Sandown – 8.5 miles
 Rew Valley Sports Centre, Ventnor – 2.6 miles

Healthcare

Doctors Surgeries
 Ventnor Medical Practice, Ventnor 01983 857288
 Grove House Surgery, Ventnor 01983 857288
 The Bay Medical Centre, Sandown 01983 409292
 South Wight Medical Practice, Niton 01983 730257

General Hospitals
 St Mary’s Hospital, Parkhurst Road, Newport 01983 822099
 (11.3 miles)

Education

Primary Schools
 Windmills Pre-School, Bembridge 01983 857641
 St Francis Catholic and Church of England Primary Academy, Ventnor 01983 857449
 Wroxall Primary School, Wroxall 01983 852290
 Niton Primary School, Niton 01983 730209
 Godshell County Primary School, Godshell 01983 840246

Secondary Schools/Colleges
 The Island Free School, Ventnor 01983
 The Bay CE School, Sandown 01983 403284
 Carisbrooke College, Newport 01983 524651
 Christ The King Upper College, Newport 01983 537 070
 Medina College, Newport 01983 861 222
 Ryde School with Upper Chine School, Ryde 01983 562229
 The Island VI Form Campus, Newport 01983 522886
 Isle of Wight College, Newport 01982 526631

Assisted Learning Schools
 Medina House, School Lane, Newport 01983 522 917
 St. Georges, Watergate Road, Newport 01983 524 634
 St. Catherine’s, Grove Road, Ventnor 01983 852722

Entertainment

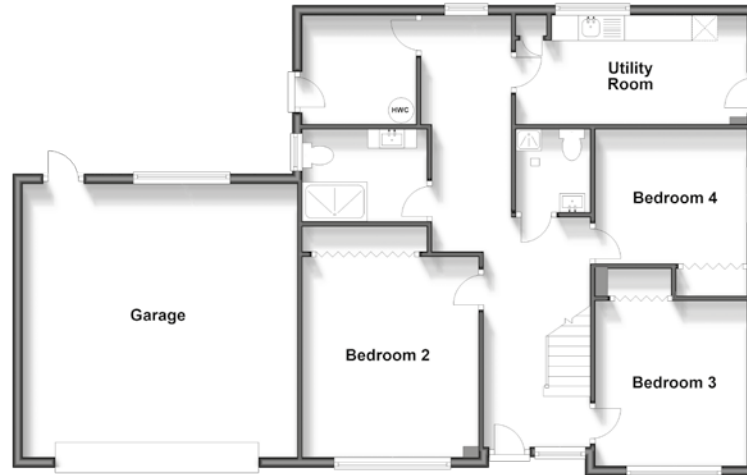
The Bistro, Ventnor
 Smoking Lobster, Ventnor
 The Mill Bay, Ventnor
 Geranium Restaurant – Royal Hotel, Ventnor
 The Hambrough Restaurant & Bar, Ventnor
 The Met, Ventnor
 Bonchurch Inn, Bonchurch
 White Horse, Whitwell

These bars and restaurants are available within a 2.5-mile (10 minute) radius of this home

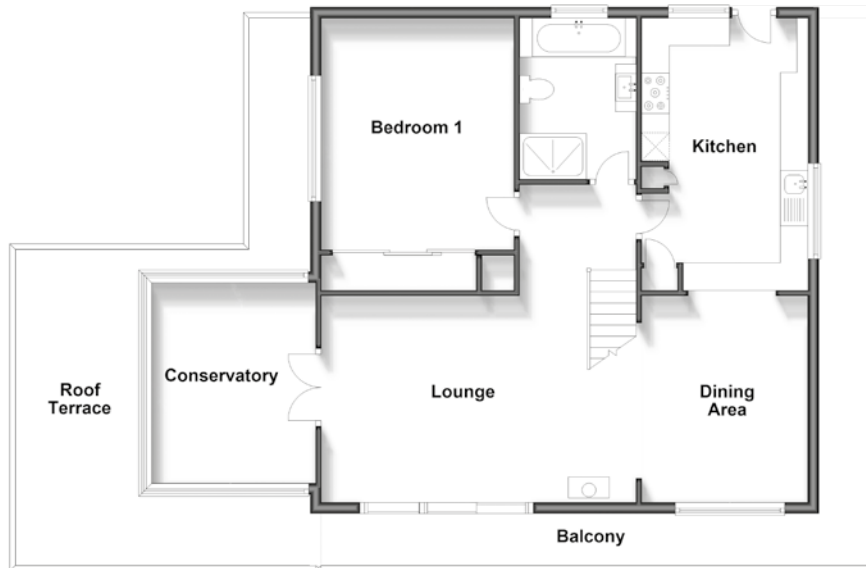
Local Attractions / Landmarks

Ventnor Botanic Gardens, Ventnor
 Hoy Monument, Whitwell
 St Catherine’s Oratory, Blackgang
 National Trust, Ventnor Downs, Ventnor
 Appuldurcobe House, Wroxall
 Model Village, Godshell
 Shanklin Chine & Old Village, Shanklin
 The Wildheart Animal Sanctuary, Sandown
 Blackgang Chine, Blackgang

Ground Floor
Approx. 107.3 sq. metres (1155.0 sq. feet)



First Floor
Approx. 88.4 sq. metres (951.6 sq. feet)



GROUND FLOOR

Entrance Hallway	
Bedroom 3	10'6 x 9'11
Bedroom 2	12'10 x 11'8
Bedroom 4	9'11 x 8'8
Family Shower Room	
Utility Room	15' x 7'3
Lean To	11'6 x 7'9
Wet Room	

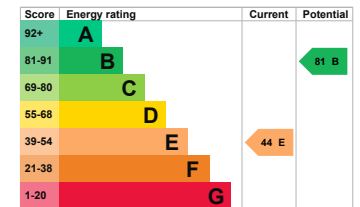
FIRST FLOOR

Landing	
Kitchen	16' x 9'10
Bathroom	
Bedroom 1	13'7 x 11'8
Lounge / Dining Area	28'2 x 12'11
Conservatory	12'2 x 9'6
Balcony	

OUTSIDE

Front Garden	
Driveway Parking	
Double Garage	17'11 x 17'10
Rear Garden	
Swimming Pool	

EPC Rating: E
Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 11.04.2024





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