



Lobster Lodge  
Esplanade | Ventnor | Isle of Wight | PO38 1JR

FINE & COUNTRY



# Seller Insight

“ Our experience of living right by the beach has been delightful, the melancholy sound of the waves on the shore, with the doors thrown back on a hot summer evening, an experience like no other. Overlooking both the beach and the English Channel, provides a compelling outlook, ever changing and interesting to admire.

Ventnor has its own microclimate and experiences milder weather than the rest of the island and England as a whole. It has a rich history of being a health resort for those suffering with respiratory conditions during Queen Victoria's reign. Nowadays, what was once the respiratory hospital is Ventnor Botanic Gardens which showcases flowers from around the world, thanks to Ventnor's unique climate. The UK's oldest theme park, Blackgang Chine is just down the road, a place where island history combines with modern amusements.

Ventnor is also a thriving fishing town and there's no better place to experience the wonderful, locally caught seafood than in some of the best restaurants in the country. There's the Hambrough Hotel, that overlooks the bay and the infamous Royal Hotel, as well as the more recent additions of the very popular Smoking Lobster and The Terrace, just steps along the road. The town itself is enchanting with plenty more eateries, creating a thriving food scene, with enormous variation. Should you be looking for cocktails or to sample craft beers instead, you'll discover an establishment for that too.

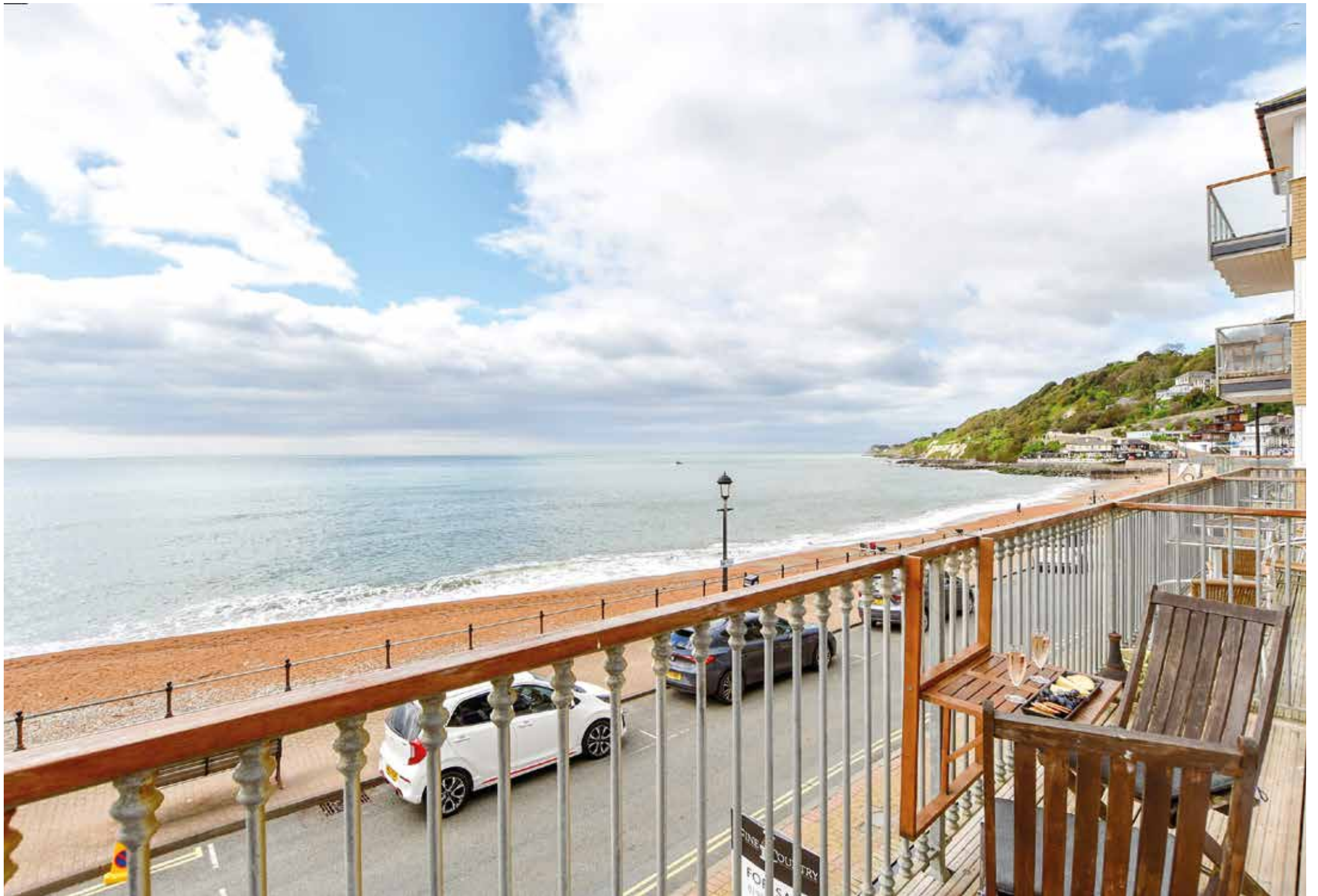
More recently, the town has become known for Ventnor Fringe Festival; an annual, week-long celebration of comedy, theatre and performing arts. The town itself offering an independent Arts Club and exchange, very popular with the residents.

There are numerous footpaths accessing the beautiful surrounding countryside and a 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.

The town has several sporting clubs including cricket, rugby, football and bowling, and it's within catchment for the highly sought after Island Free School. Ventnor is well serviced by public transport, with two bus services taking you to Ryde and Newport respectively.\*

\* 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

## Lobster Lodge

This impressive, four-bedroom property is situated in a prime position directly on the seafront of the historic seaside town of Ventnor, boasting some of the most spectacular views the island has to offer across the English Channel.

Built to a very high specification, this modern home was designed for optimising its wonderful location and has two balconies from which to experience the panoramic, breathtaking views. Arranged over three floors, the front entrance is just a stone's throw from the golden, sandy beach and opens into a spacious hallway which leads to two double bedrooms and a tastefully designed wet room with a luxurious level entry shower. To the rear of the third bedroom is a covered area ideal for storing watersports equipment, when not being used at the adjacent beach. Additionally, there's a handy utility room with storage space.

The main living accommodation can be found on the first floor and is an open plan arrangement with a delightful, shaker style kitchen including all integrated appliances and access to the rear garden. Towards the front is the generous sitting room that has full height glass bay windows and a door leading onto a fabulous, spacious balcony overlooking the ocean – an ideal setting for entertaining friends alfresco and enjoying the vista.

To the first floor are a further two double bedrooms and a large family bathroom with a bath and separate shower. The main bedroom includes built in wardrobes and access to its own balcony overlooking the bay with ample space for seating.

Outside to the rear is a pretty, tiered garden and steps leading to allocated parking. Also worthy of note is the excellent EPC rating, which goes a long way to keeping energy costs to a minimum.

For buyers seeking a perfect retreat by the sea, in an ever-popular Victorian seaside town, this home really does surpass expectations.









**Travel Information**

12.7 miles from Fishbourne to Portsmouth Ferry Terminal  
 14.6 miles from East Cowes to Southampton Ferry Terminal  
 20.2 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Ventnor Tennis Club, Ventnor	0.5 miles
Ventnor Golf Club, Ventnor	1.5 miles
1Leisure The Heights, Sandown	7.3 miles
Rew Valley Sports Centre, Ventnor	1.4 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 Ryde, Newport	(11.8 miles) 01983 822099

**Education**

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

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

Learning Assisted 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**

Restaurants / Bars  
 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

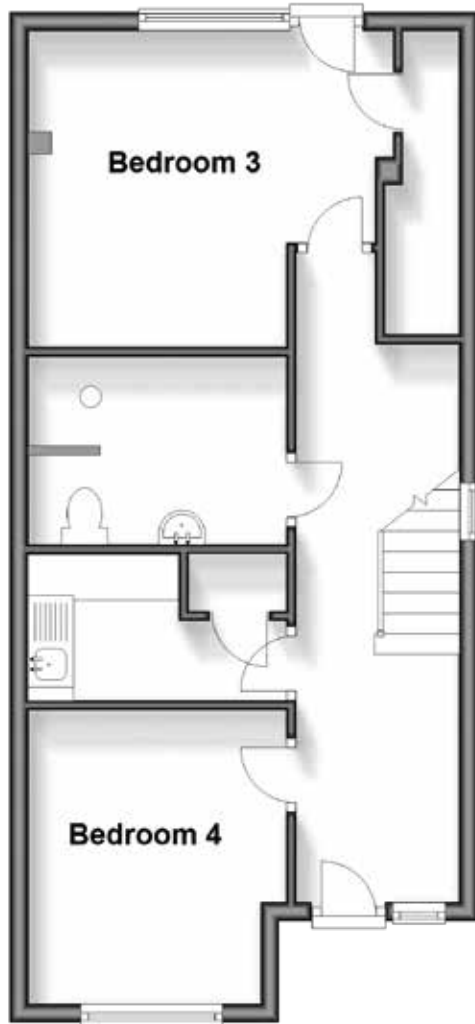
These bars and restaurants are available within a 10 minute radius of this home

**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. 47.4 sq. metres (510.1 sq. feet)



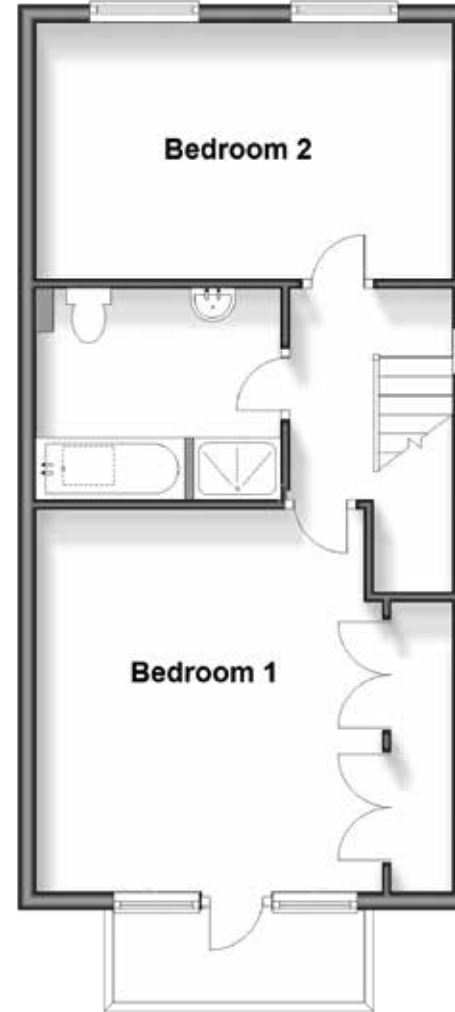
### First Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



### Second Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



#### GROUND FLOOR

- Entrance Hallway
- Bedroom 4 10'4 x 9'1
- Utility Room 9'1 x 5'2
- Wet Room
- Bedroom 3 13'max x 11'8 up to built in wardrobes

#### FIRST FLOOR

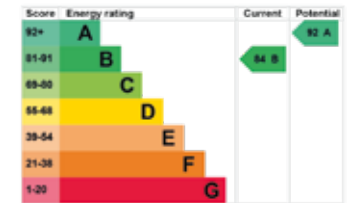
- Landing
- Sitting Room / Kitchen 36' x 15'5 max
- Balcony

#### SECOND FLOOR

- Landing
- Bedroom 1 14'1 x 12'9 up to fitted wardrobes
- Bathroom
- Bedroom 2 15'4 x 9'6

#### OUTSIDE

- Tiered Rear Garden
- Allocated Parking



Council Tax Band: E  
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







Fine & Country  
Tel: +44 (0)1983 520000  
isleofwight@fineandcountry.com  
14 High Street, Cowes, Isle of Wight, PO31 7RZ

