



12 Gills Cliff Road  
Ventnor | Isle of Wight | PO38 1LH

FINE & COUNTRY



# Seller Insight

“ We bought this house eighteen years ago when we fell in love with the 180 degree sea view. We fitted a new roof and a high specification, enduring kitchen and have since been committed to continuously updating it over the years, including installing a new boiler and range cooker two years ago, making it an ideal turnkey property.

The location of the house is ideal, with Ventnor having its own microclimate and enjoying warmer temperatures than the rest of the UK.



\* 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

12 Gills Cliff Road

This impressive, four-bedroom property on the outskirts of the historic coastal town of Ventnor is situated in an elevated position, set back from the road, affording stunning sea views across the English Channel.

It makes an incredible first impression upon approach, with a south-facing front garden displaying exotic botanicals including palm trees, beautiful bay windows, a balcony, a sun terrace and the façade finished in white, altogether creating an overall effect that's evocative of a Mediterranean villa. Further benefits to the front include a driveway with ample parking, plus two garages that have the added advantage of solar panels, currently earning an annual sum of £300 for the homeowner.

Once inside the fabulous location of the property can be further appreciated. The main entrance is to the side of the property, allowing for three reception rooms in the best position at the front of the home, all overlooking the spectacular sea view. There's the formal dining room, with a square bay window, the sitting room, that enjoys a fabulous, wide, gently curved bay that really maximises the light and views, as well as opening up the space inside. Then there is the breakfast room, that has French doors allowing you to step out onto the gorgeous sun trap terrace where you can really feel like you're in the south of France, dining alfresco overlooking the shimmering sea.

At the rear of the home is the kitchen, boasting practical and stylish granite countertops with an island that adds workspace, storage and a breakfast bar. The gorgeous Rangemaster oven was installed less than two years ago, and the pretty bay window makes a lovely feature. There's access to the rear garden, which boasts well established vegetable beds plus a shed and a greenhouse, as well as a decking area to sit and enjoy the fruits of your labours. Concluding the ground floor accommodation is a study, cloakroom and large walk in store.

To the first floor are four double bedrooms, three of which boast their own ensuite bathrooms – a rare advantage indeed and means that the fourth bedroom has sole use of the adjacent shower room, that itself could easily become an ensuite as well. The principal bedroom is truly special, boasting its own balcony where those amazing views can be enjoyed from the moment you awake and of course, the ensuite, that benefits from a luxurious corner bathtub.

The adjacent bedroom also enjoys the wonderful views and an ensuite bathroom, whilst the remaining two bedrooms both enjoy garden views, with one benefiting from an ensuite bathroom.











**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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Ventnor Tennis Club, Ventnor	1.1 miles
Ventnor Golf Club, Ventnor	0.7 miles
1Leisure The Heights, Sandown	10.6 miles
Rew Valley Sports Centre, Ventnor	0.7 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	1.4 miles 01983 822099

**Education**

Primary Schools  
 Windmills Pre-School, Bembridge  
 St Francis Catholic and Church of England Primary Academy, Ventnor  
 Wroxall Primary School, Wroxall  
 Niton Primary School, Niton  
 Godshill County Primary School, Godshill

Secondary Schools/Colleges

**The Island Free School, Ventnor**  
 The Bay CE School, Sandown  
 Carisbrooke College, Newport  
 Christ The King Upper College, Newport  
 Medina College, Newport  
 Ryde School with Upper Chine School, Ryde  
 The Island VI Form Campus, Newport  
 Isle of Wight College, Newport

Learning Assisted Schools

Medina House, School Lane, Newport  
 St. Georges, Watergate Road, Newport  
 St. Catherine's, Grove Road, Ventnor

01983 857641

01983 857449  
 01983 852290  
 01983 730209  
 01983 840246

**01983**

01983 403284  
 01983 524651  
 01983 537 070  
 01983 861 222  
 01983 562229  
 01983 522886  
 01982 526631

01983 522 917  
 01983 524 634  
 01983 852722

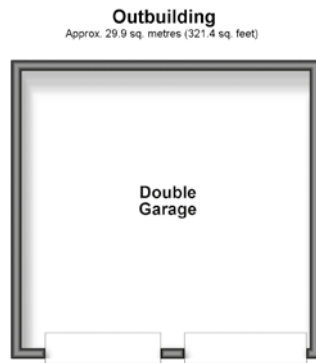
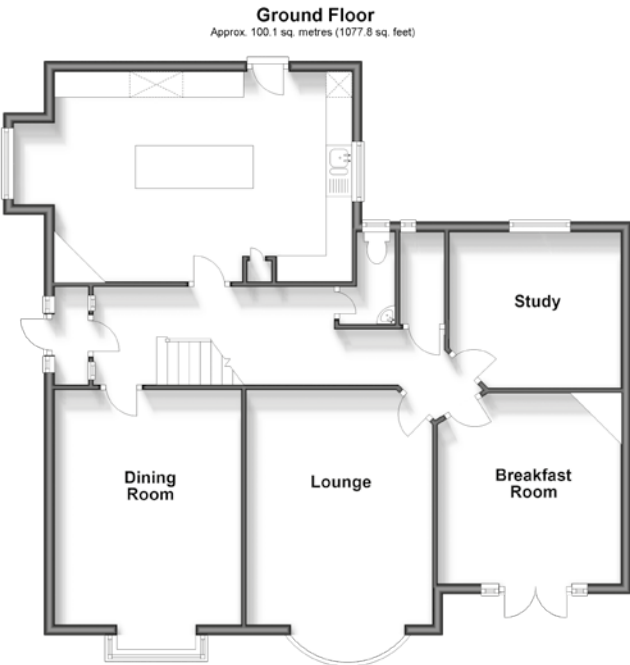
**Entertainment**

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  
 The Buddle Inn, Niton

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 – Godshill  
 Shanklin Chine & Old Village - Shanklin  
 The Wildheart Animal Sanctuary - Sandown  
 Blackgang Chine – Blackgang



**GROUND FLOOR**

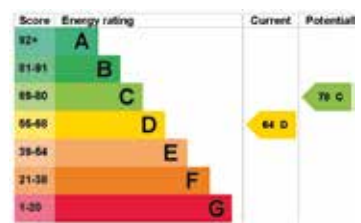
- Entrance Porch
- Hallway
- Dining Room 14'11 x 11'9
- Lounge 14'11 up to bay x 11'9
- Kitchen 18'4 up to bay x 13'3
- Cloakroom
- Breakfast Room 11'11 x 10'10
- Study 10'10 x 9'11

**FIRST FLOOR**

- Landing
- Bedroom 1 11'11 up to bay x 11'9 plus 11'2 x 6'7
- Balcony
- En-Suite Bathroom 10'10 x 5'1
- Bedroom 2 16'5 x 11'
- En-Suite Bathroom 9'3 x 6'10
- Bedroom 3 11'11 x 10'7
- En-Suite Bathroom 8'5 x 5'11
- Bedroom 4 10'10 x 9'11
- Family Shower Room 6'5 x 6'5
- Linen Room 6'8 x 4'4

**OUTSIDE**

- Front Garden
- Driveway Parking
- Double Garage
- Rear Garden
- Decked Terrace



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 14.06.2024







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

