



Guide Price  
£575,000  
Freehold

Leeson Road, Ventnor, Isle of Wight, PO38



Leeson Road, Ventnor, Isle of Wight,  
PO38

12.8 miles from Fishbourne to Portsmouth Ferry  
15.1 miles from East Cowes to Southampton Ferry  
20.6 miles from Yarmouth to Lymington Ferry

This lovely home combines comfort,  
and a convenient location. Whether  
you're seeking a peaceful coastal retreat  
or an active outdoor lifestyle, this  
property offers the best of both worlds.



Superb sea views over the English  
Channel

Beautiful landscaped front gardens with  
an abundance of mediterranean plants

A bedroom and bathroom located on  
the ground floor



Gated driveway, garage and workshop /  
storeroom

South facing patio to enjoy al-fresco  
dining





Enjoy the best of both worlds in this stunning home. The location is perfect, offering a peaceful retreat while remaining conveniently close to local amenities. This delightful property enjoys breathtaking sea views from all its south-facing rooms, ensuring a constant connection with the stunning coastal scenery. The substantial rear garden, backing onto the Ventnor Downs adds to the home's sense of tranquillity and seclusion. At the front, thoughtfully landscaped Mediterranean-style gardens flourish in the Island's mild climate, adding to the property's charm. A sweeping driveway offers ample parking, complemented by a single garage with a workshop area. A welcoming hallway leads into the heart of the home; a light-filled dining hall where large windows frame enchanting views of the rear garden and rolling Downs. Adjacent to this space, the

well-appointed kitchen features an array of sleek wall and base units, and modern appliances. A large window overlooks the rear backdrop, while a side door provides convenient garden access. The lounge is a standout feature, offering a cosy yet elegant space with dual-aspect windows and a fitted wood burner. Bi-folding doors seamlessly connect this room to the conservatory, a bright and airy retreat with glazing on three sides, allowing uninterrupted sea views. From here, step directly onto the south-facing patio—an idyllic spot for alfresco dining or simply soaking in the mesmerizing coastal panorama. The principal bedroom, located on the ground floor, is a serene sanctuary with a unique porthole window and double doors that open onto the patio. A stylish family bathroom completes this level. The first floor offers three additional bedrooms, each with its own character and charm, and en-suite shower room. The outdoor areas are just as impressive as the interiors. The front garden is beautifully landscaped with mature shrubs and trees, while a raised patio offers the perfect vantage point to

## What the owner says...

"Whilst looking for a property on the Isle of Wight, this house was last on my list of houses to view. As I entered the property it very quickly became the one I wanted. I immediately felt at home and the layout was perfect for making the most of the amazing views. Although it doesn't look too big in size from the outside, once you're in, it's like a Tardis.

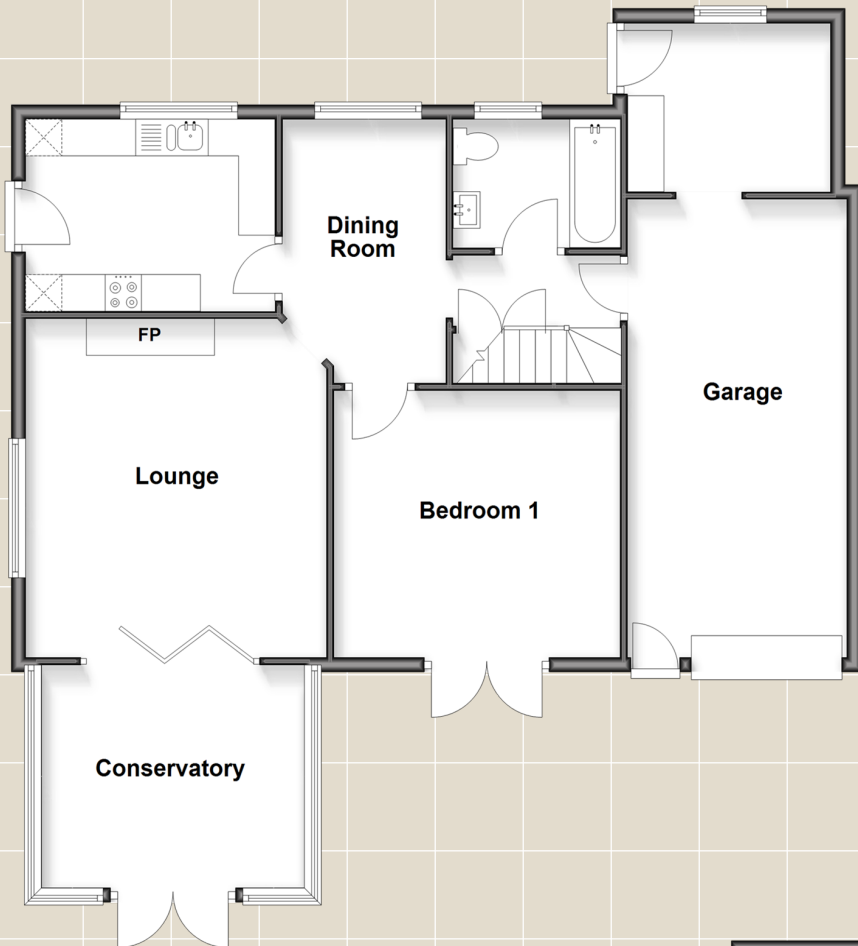
The property has been absolutely ideal for me as I enjoy downstairs living and leave the upstairs to my many visitors. The two front bedrooms having pretty much uninterrupted sea views and the back bedroom overlooking the garden up to the downs.

Most tradesmen that have come to this property, walk up the drive, turn around and almost always make the same comment; "WOW, what a fantastic view you have!"



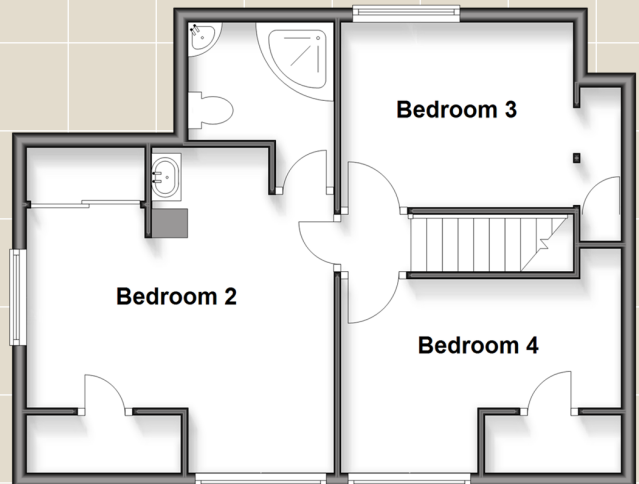
## Ground Floor

Approx. 97.9 sq. metres (1053.6 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

**London office**

121 Park Lane, Mayfair, London, W1K 7AG



## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

| Current   | Potential |
|-----------|-----------|
|           | <b>83</b> |
| <b>52</b> |           |