



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

FINE & COUNTRY

# Seller Insight

“ Within walking distance of the picturesque town of Ventnor on the Isle of Wight with it's all year round warm micro climate & panoramic sea views, our property enables you to explore & enjoy nature on your doorstep with the dog in tow, from the Ventnor Down's, Park & Botanical Gardens, leading down to Ventnor's Beach & sheltered sea front & enjoy the Cosmopolitan Cafe's & Bar's & Boutique Shops along its Promenade, where the relaxing ambience makes you feel you're always on a permanent holiday.\*



\* 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

24 Gills Cliff Road

Positioned in an elevated position on the outskirts of Ventnor, this beautifully refurbished detached home enjoys breathtaking sea views from almost every angle. Thoughtfully designed and stylishly presented, the property offers a harmonious blend of comfort, functionality, and relaxed coastal living just moments from Ventnor's seafront and town centre.

Upon entering, you're welcomed into a bright and spacious hall that sets the tone for the rest of the home. The generous living room, flooded with natural light, opens directly onto the front garden—an idyllic spot to sit back and take in the ever-changing seascape. The separate kitchen and dining area has been cleverly designed to maximise the panoramic views, creating a warm and inviting space ideal for both family living and entertaining. Fitted with quality appliances including a gas hob, electric oven, and a second gas oven, the kitchen caters to both everyday use and keen home cooks.

Also on the ground floor is a flexible double bedroom, adjacent to a modern shower room—making it a perfect guest suite, home office, or living space for multi-generational households. A convenient utility room with WC enhances the practicality of the layout.

Upstairs, via a staircase with two quarter landings installed by the current owners; two generously proportioned double bedrooms enjoy far-reaching sea views, each with built-in double wardrobes and a bright, airy ambiance. The main bedroom is a particular highlight, with patio doors opening onto a large balcony—an ideal retreat to enjoy your morning coffee or evening glass of wine while gazing out over the sea and garden below. A newly fitted family bathroom completes the first floor, offering a sleek, modern finish with high-quality fixtures.

The entire property was comprehensively refurbished in 2022, including the installation of new double-glazed UPVC windows and doors, stylish internal oak flooring and doors, and a new boiler and system for gas central heating and hot water. A separate solar panel and tank provide hot water during the warmer months, while insulation throughout the home has been upgraded for improved energy efficiency. For added comfort, the lounge features a log burner and a gas heater—perfect for creating a cosy atmosphere on cooler evenings.

Externally, the property continues to impress. A generous driveway provides off-road parking for multiple vehicles, complemented by a garage offering ample storage or workshop space. The private, secure garden is designed to be low maintenance while still offering plenty of charm, with mature shrubs, fruit-bearing trees, a pond, and a greenhouse creating a peaceful outdoor sanctuary. Whether you're a keen gardener or simply looking for a place to unwind, this tranquil space offers the perfect backdrop.

Just a short stroll from the picturesque Ventnor Downs, local parks, the beach, and the town's independent shops and amenities, this home offers the best of coastal living in a truly special setting. Whether you're looking for a full-time residence or a stylish coastal retreat, this exceptional home is ready to enjoy.







**Travel Information**

12.4 miles from Fishbourne to Portsmouth Ferry Terminal  
14.2 miles from East Cowes to Southampton Ferry Terminal  
19.8 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        | 0.9 miles |
| 1Leisure The Heights, Sandown     | 6.7 miles |
| Rew Valley Sports Centre, Ventnor | 0.8 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 | 11.4 miles<br>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 857641  
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**

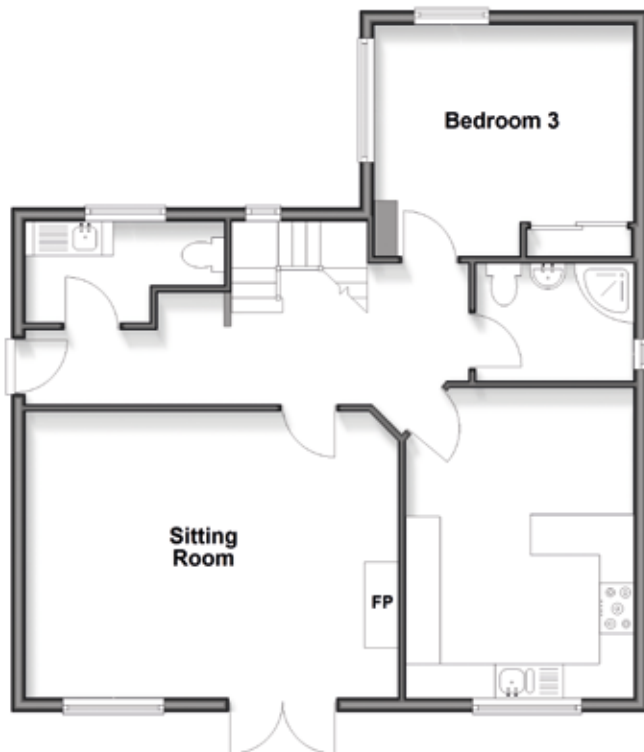
Restaurants / Bars  
The Bistro, Ventnor  
Smoking Lobster, Ventnor  
The Mill Bay, Ventnor  
Geranium Restaurant, Royal Hotel, Ventnor  
The Hambrough Restaurant & Bar, Ventnor  
The Met, Ventnor  
Bonchurch Inn, Bonchurch  
White Horse, Whitwell  
The Buddle Inn, Niton

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

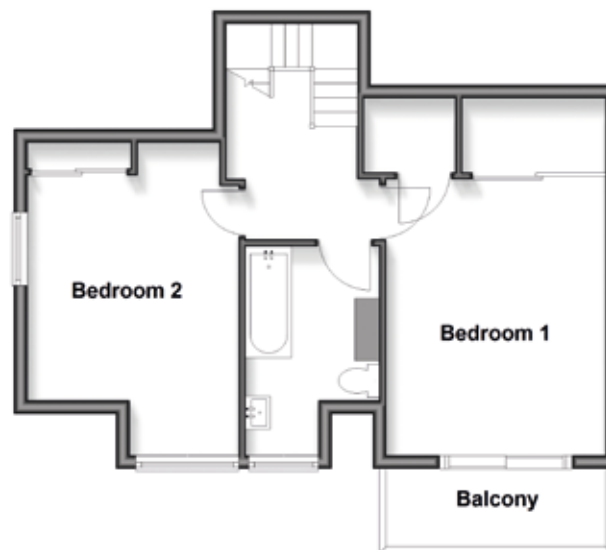
**Local Attractions / Landmarks**

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

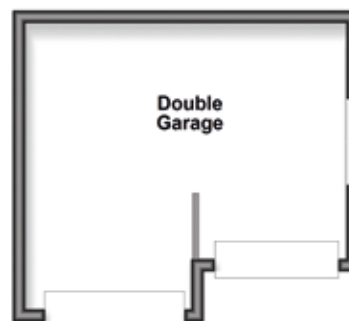
**Ground Floor**  
Approx. 72.3 sq. metres (778.2 sq. feet)



**First Floor**  
Approx. 45.2 sq. metres (486.0 sq. feet)



**Outbuilding**  
Approx. 23.0 sq. metres (247.4 sq. feet)



## GROUND FLOOR

|              |              |
|--------------|--------------|
| Hallway      |              |
| Cloakroom    | 9'5x 5'1     |
| Sitting Room | 17'9 x 13'9  |
| Kitchen      | 14'9 x 10'10 |
| Shower Room  | 7'5 x 5'8    |
| Bedroom 3    | 12'4 x 11'2  |

## FIRST FLOOR

|                 |                         |
|-----------------|-------------------------|
| Landing         |                         |
| Bedroom 1       | 13'6 x 10'10            |
| Balcony         |                         |
| Walk In Storage |                         |
| Family Bathroom | 9'11 x 5'7              |
| Bedroom 2       | 15'6 into alcove x 10'9 |

## OUTSIDE

Front Garden  
Driveway  
Double Garage  
Rear Garden

Council Tax Band: C  
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

