



**MARVINS**  
ESTATE AGENTS



**85 GILLS CLIFF ROAD, VENTNOR, PO38 1AD**

**£345,000**

A spacious three bedroom semi detached home in an elevated position commanding fine sea views from all floors on the front elevation. This characterful property enjoys a Lounge and Kitchen Diner to the ground floor level, middle floor with spacious bathroom incorporating a roll top Victorian bath and large walk-in shower. The front bedroom is currently used as a further sitting room with extensive sea views over Ventnor. Top floor with two double bedrooms and a separate WC. Throughout the house there is attractive stripped wood flooring, gas heating and double glazing is installed. This would make a fine family home or lock up and go. The present vendor has retained a lot of original features and viewing is not to be missed.

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## 85 GILLS CLIFF ROAD, VENTNOR, ISLE OF WIGHT PO38 1AD

Glazed Entrance Door to:

### LARGE ENTRANCE PORCH

22'1" x 3' (6.73m x 0.91m)

Double glazed window. Utility space to one end. Plumbing for washing machine and butler sink.

Semi glazed door to:

### INNER HALL

Stripped wood floor. Stairs to upper floor off.

### LOUNGE

14'10" in to double glazed bay window x 11'10" (4.52m in to double glazed bay window x 3.61m)

Stripped wood floor. Attractive Victorian fireplace with tiled inserts. Radiator. Fine sea views.

### KITCHEN/DINER

11'11" x 12' (3.63m x 3.66m)

Range of fitted floor cupboards with work tops over. Inset stainless steel sink unit with mixer tap over. Integrated dishwasher. Built in electric oven and gas hob. Under stairs storage/larder cupboard. Tiled floor.

On the First Floor

### LANDING

With stairs to upper floor off. Radiator. Built in cupboard and built in linen cupboard.

### FURTHER SITTING ROOM/BEDROOM

11'11" x 15'2" in to double glazed bay window (3.63m x 4.62m in to double glazed bay window)

Extensive sea views over Ventnor. Stripped wood flooring. Attractive Victorian fireplace with tiled inserts.

### SPACIOUS BATHROOM

12' x 12' (3.66m x 3.66m)

Stripped wood flooring. Roll top cast iron bath. Large shower cubicle with drencher shower and hand held shower. Low level WC, pedestal wash basin and towel rail/radiator. Cast iron fireplace. Double glazed window.

On the Top Floor

### LANDING

With loft access.

### SEPARATE WC

With wash basin. Double glazed window.

### BEDROOM ONE

11'11" x 12' (3.63m x 3.66m)

Stripped wood floor. Double glazed window and sea views. Radiator.

### BEDROOM TWO

12'1" x 12' (3.68m x 3.66m)

Stripped wood floor. Double glazed window. Radiator. Built in wardrobe cupboard.

### OUTSIDE

Garden to front laid to lawn with paved sitting area.

Attractive stepped rear garden with paved patio. Flower borders, trees and shrubs. Gated pedestrian access to Downside Road.

### TENURE

This property is Freehold. Council tax band C.

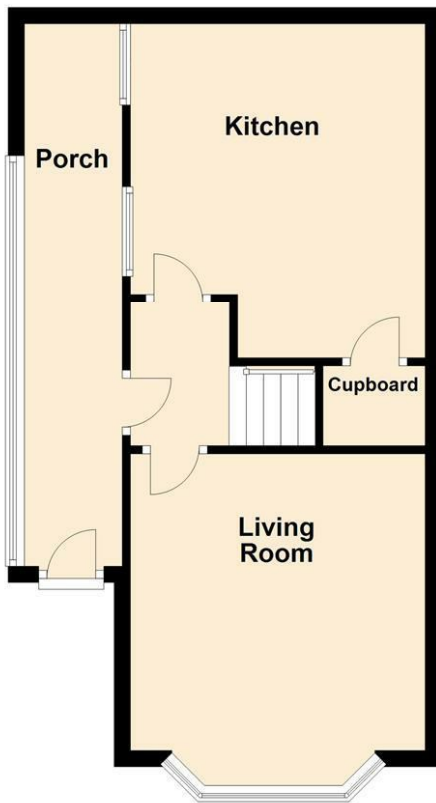




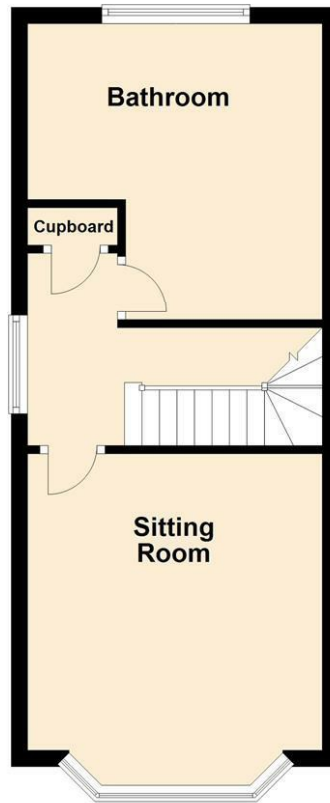




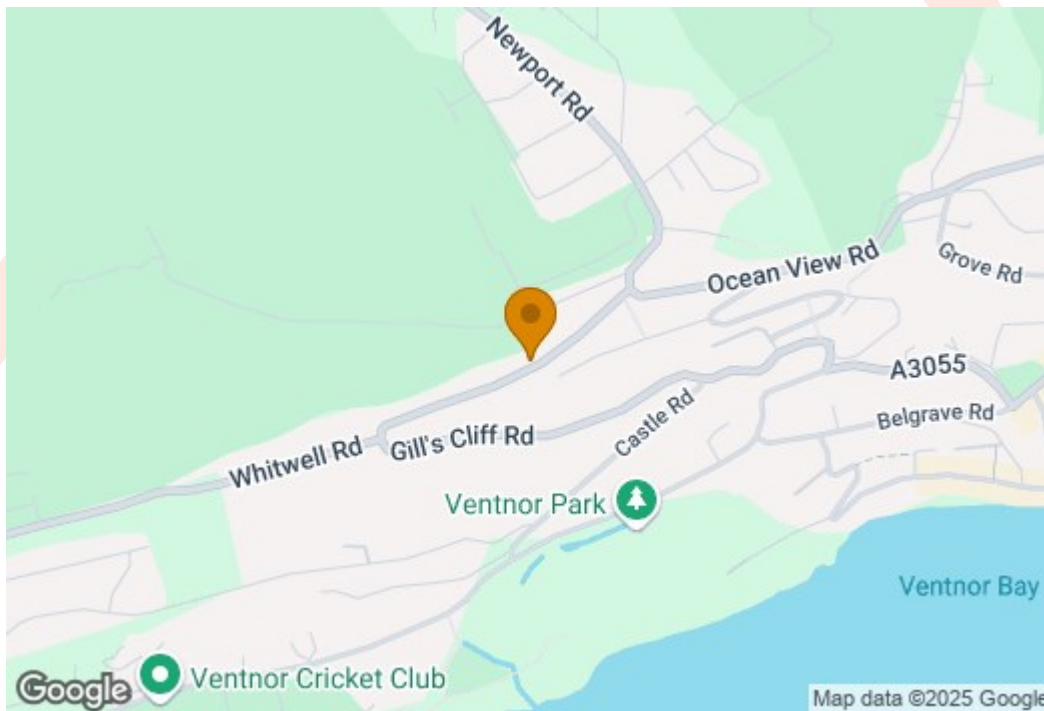
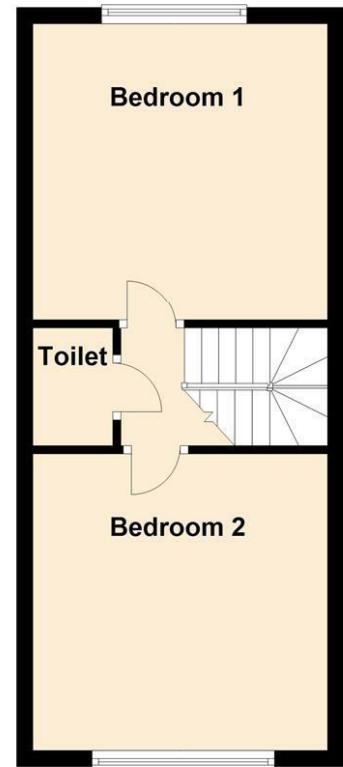
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	83
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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