



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

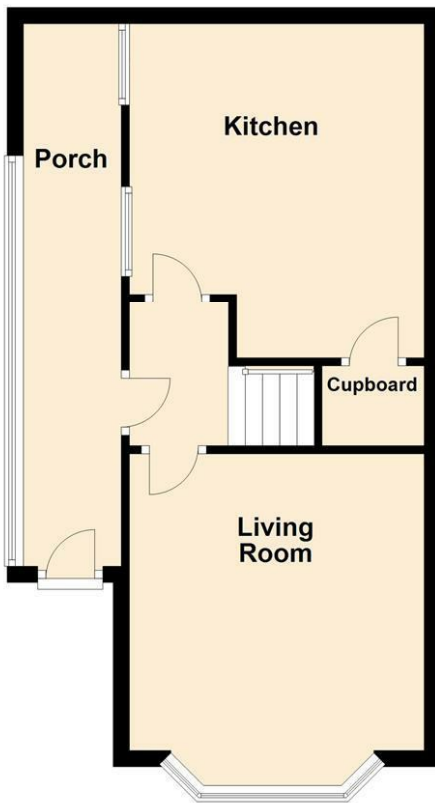
This property is Freehold. Council tax band C.



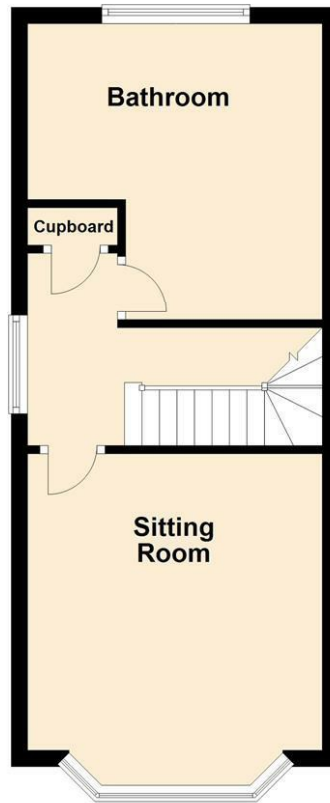




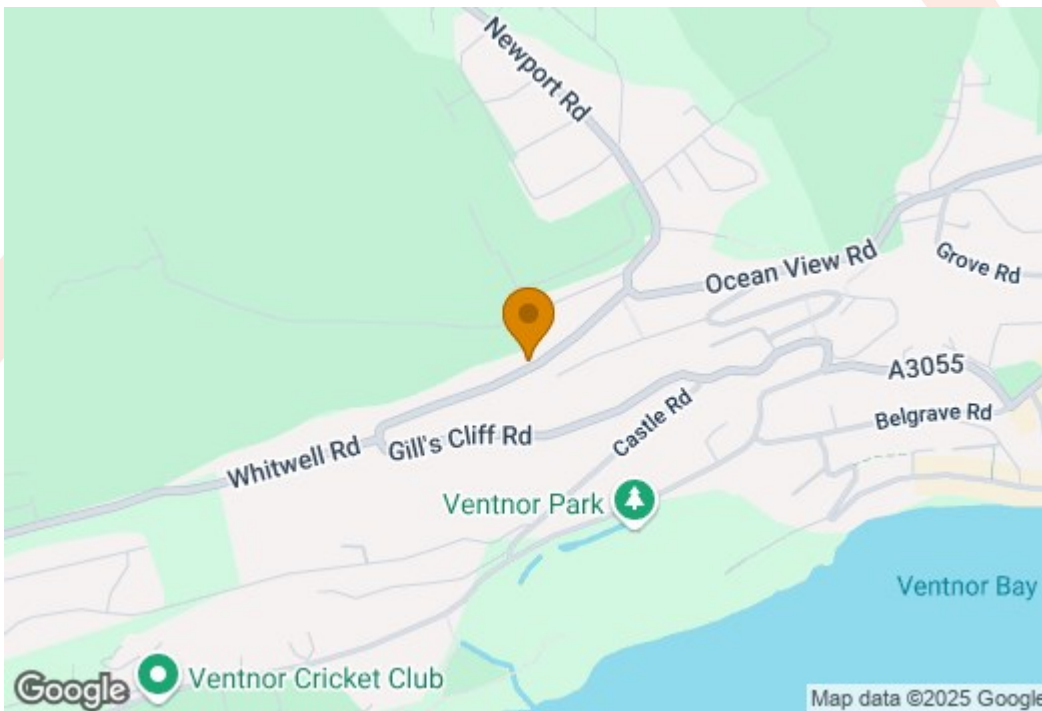
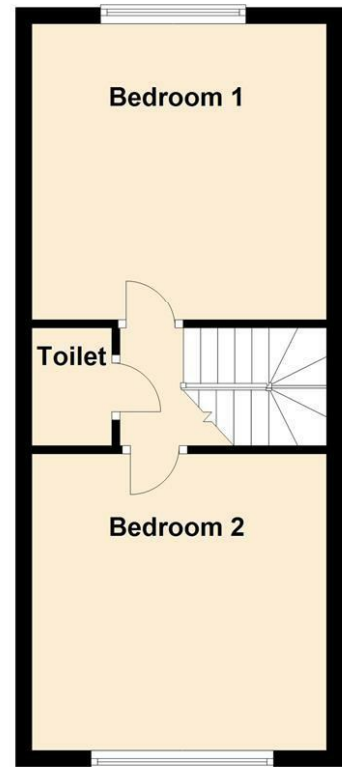
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	68	83
England & Wales EU Directive 2002/91/EC		

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

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