



MARVINS
ESTATE AGENTS



DOWNSIDE NEWPORT ROAD, VENTNOR, PO38 2DB

£270,000

Nestled on Newport Road in the charming village of Niton, Ventnor, this two-bedroom house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of renovation, it boasts a wealth of potential, allowing you to tailor the space to your personal taste and style. Inside, you will find two spacious bedrooms and two inviting reception rooms, perfect for both relaxation and entertaining. The house retains some lovely period features, adding character and charm that can be enhanced through thoughtful updates. The location is perfectly positioned to enjoy the local amenities, and is also just a few minutes' walk from St Catherine's Lighthouse and walks along the coastline. Additionally there is an enclosed rear garden. This property is currently tenanted. Rental income to be confirmed.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: coves@marvins.co.uk

WWW.MARVINS.CO.UK

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GROUND FLOOR

Front door leading into:

LOBBY

Window to rear. Door into:

ENTRANCE HALL

Understairs storage cupboard. Stairs to upper floor off.

Doors to:

LOUNGE

14'11 into bay x 12'11 (4.55m into bay x 3.94m)

Bay window to front. Fireplace.

DINING ROOM

13'0 x 11'11 max (3.96m x 3.63m max)

Windows to rear and side. Decorative fireplace with built in storage to chimney recesses. Door to:

KITCHEN

10'3 x 8' max (3.12m x 2.44m max)

Window to side with glazed door leading out to rear garden. Fitted with a range of floor and wall units with bevel edged worktops over. Tiled splashbacks. Stainless steel sink. Vinyl flooring. Space for fridge/freezer, oven, washing machine and dishwasher.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

13' max x 12' (3.96m max x 3.66m)

Window to rear with rural outlook reaching over neighbouring downland. Attractive fireplace. Loft access. Door to:

BATHROOM

11'3 x 7' max (3.43m x 2.13m max)

White suite comprising bath with shower over. Vanity washbasin. Low level WC. Built in storage cupboard. Vinyl flooring.

BEDROOM TWO

15'3 into bay x 13' (4.65m into bay x 3.96m)

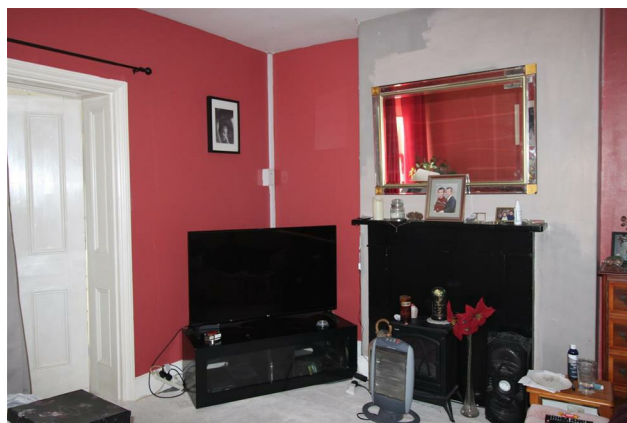
Large bay window with views over neighbouring trees. Attractive fireplace. Hatch which provides access to second loft.

OUTSIDE

To the front is a small garden enclosed by a stone wall with steps leading up to the front door. To the rear of the property is an enclosed garden with pleasant Westerly views.

TENURE

This property is Freehold. Council tax band C.

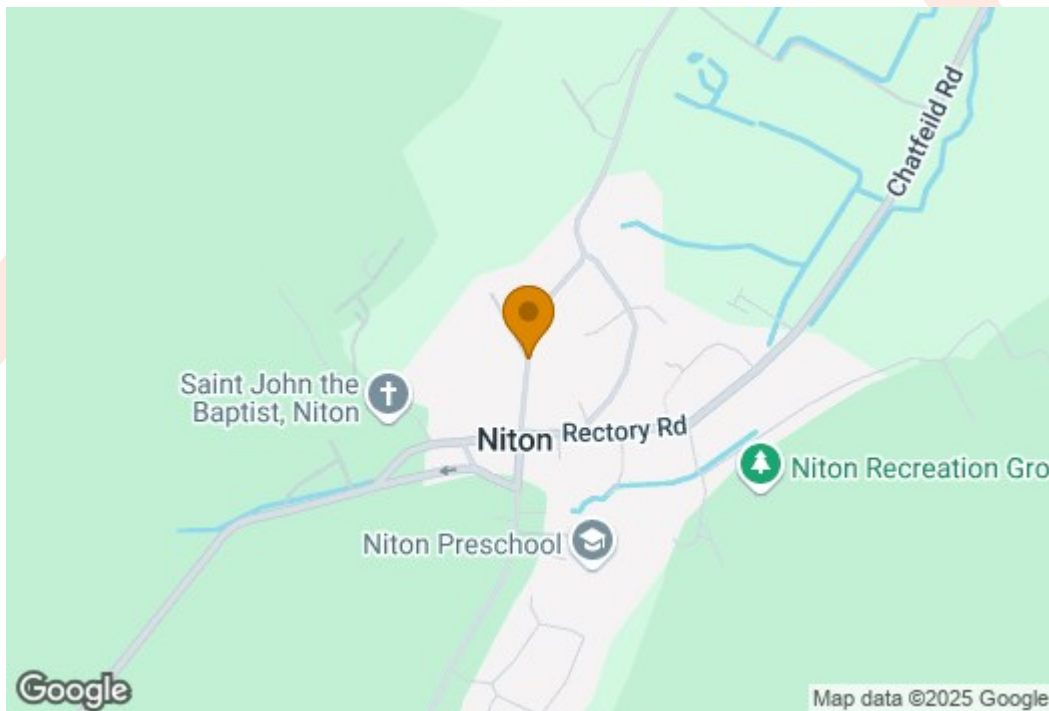




TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
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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