



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# 23, St. Albans Gardens

Ventnor, PO38 1DF



**£400,000**  
FREEHOLD



Beautifully maintained and thoughtfully arranged, this charming bungalow offers two bedrooms, two reception rooms with stunning sea views, a delightful garden, and off-road parking.

- Charming, detached bungalow
- Beautifully maintained throughout
- Naturally light accommodation
- Situated in a quiet convenient residential location
- Low-maintenance garden with far-reaching views
- Two double bedrooms with sea views
- Incredible, elevated sea views
- Potential for new owners to personalise
- Off-road parking for one vehicle
- Amenities, schools and bus links close by

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Beautifully maintained and updated over 50 years of ownership, this inviting bungalow offers well-balanced accommodation complemented by a versatile loft room, with more recent additions including a newly replaced boiler system within the last 3 years and a roof renewal approximately 14 years ago. With most of the rooms facing South, the property enjoys breathtaking views over the coastal town of Ventnor and uninterrupted views of the English Channel while also benefitting from sunshine throughout the day. The accommodation comprises an entrance hall leading to the kitchen, dining room, and sitting room. The dining room features the stairwell to the loft room, and the sitting room leads through to two double bedrooms and the shower room. The loft room offers versatility and also provides easy access to the loft space. Outside, the garden benefits from wonderful, elevated outdoor seating areas while paths meander through the different levels in this lovely garden. There is a wonderful view of the sea from every angle in this sunny, south-facing garden. St Albans Gardens is situated at about 300ft above sea level, giving it views to the horizon over 20 miles away.

This convenient location offers the best of both worlds with picturesque walks on the doorstep and plenty of amenities within easy reach. With a local convenience store located within a ten-minute walk from the property, the location is also near to two schools at primary and secondary level, and a popular fish and chip shop for the days when you don't fancy cooking! Located under a mile away, Ventnor town provides a whole host of amenities such as a beautiful golden beach, a range of boutique shops, fine eateries, supermarkets, a medical centre, two pharmacies and a post office. Ventnor is renowned for its unique microclimate, golden beach and bustling arts scene with the award-winning Ventnor Fringe Festival that takes place every summer and Ventnor Botanic Garden which contains rare, subtropical plants and trees which thrive on this sunny south coast of the island. Additionally, the island's county town of Newport is a 25-minute drive away, providing a range of popular shops, restaurants and a cinema. Southern Vectis bus route 3 (Newport to Ryde) and route 6 (to Newport, via the coast road to Blackgang Chine) link Ventnor with the towns of Newport and Ryde, including intermediate villages, is only a short walk from the property.

### **Welcome to 23 St Albans Gardens**

Enjoying a wonderful position at the end of a private road, steps lead down to the bungalow and gardens. A lovely composite front door opens into the house.

### **Entrance Hall**

Offering plenty of space to store coats, shoes and muddy boots, this lovely entrance hall features a wonderful stained-glass semi-circular window to the rear aspect.

### **Kitchen**

Thoughtfully arranged to maximise storage and work surface space, the galley-style kitchen features a range of fitted cabinetry complemented by contrasting worktops. A window above the sink introduces natural light, while the layout ensures efficient functionality. The kitchen benefits from integrated appliances, including a gas oven, gas hobs, and a fridge and freezer, plus there is undercounter space and plumbing for a washing machine.

### **Dining Room**

Spacious and boasting triple aspect windows, taking in the beautiful sea views, this lovely room offers ample space for dining room furniture and enjoys plenty of natural light from its south-facing position. There is a gas fire set in a uniquely designed fireplace surround.

### **Living Room**

Flooded with natural light from the front aspect, the sitting room enjoys stunning, far-reaching views with generous proportions for both relaxation and entertaining. A feature fireplace with a gas fire creates an attractive focal point, while soft neutral décor enhances the calm atmosphere. The space leads through to the bedrooms.



### **Bedroom One**

Enjoying elevated views of the English Channel, this well-proportioned double bedroom offers space for freestanding furniture. Natural light enhances the restful atmosphere, plus there are windows to the front and rear aspects.

### **Bedroom Two**

Positioned to the front aspect, the second double bedroom offers plenty of space for freestanding furniture as well as offering stunning views to the front.

### **Shower Room**

Beautifully presented with decorative tiling, the modern shower room comprises a walk-in shower, vanity hand basin, and a WC. A frosted window ensures privacy while allowing natural light to brighten the space.

### **Loft Room**

Accessed via a staircase from the dining room, the loft room offers valuable additional space which could be utilised in a number of ways, including an additional bedroom, study, or art room. Characterful sloping ceilings and built-in storage cupboards create a cosy yet functional environment, whilst a window to the front offers spectacular views. There is a door leading through to the boarded attic space, where the gas boiler is located.

### **Garden**

The outdoor space has been designed for ease of maintenance while still offering enjoyment throughout the seasons. Established planting and enclosed boundaries create a peaceful outdoor retreat, ideal for morning coffee or relaxed afternoons. There are several seating spaces around the garden which take in the beautiful sea views whilst enjoying a sunny south-facing position.

### **Parking**

The property benefits from off-road parking for one vehicle, plus there is unrestricted on-road parking on St Albans Road.

Offering beautifully maintained interiors, flexible accommodation and a welcoming atmosphere throughout, this charming home presents an excellent opportunity for buyers looking for a lovely home with an opportunity to make their own. A viewing is highly recommended with the sole agents, Susan Payne Property.

### **Additional Details**

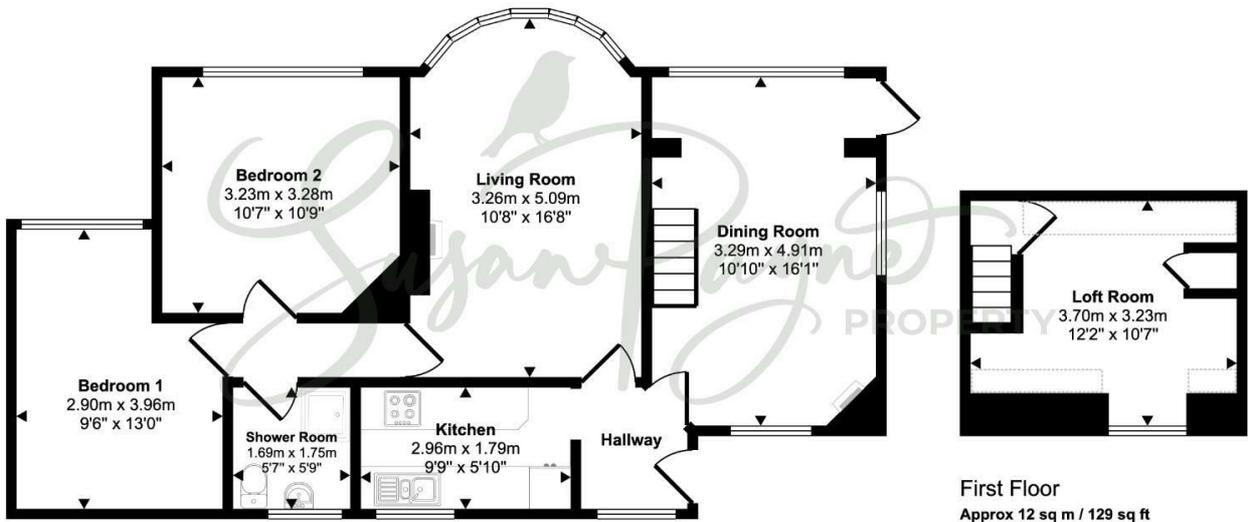
Tenure: Freehold |

Council Tax Band: D (approx. £2,576.41 pa – Isle of Wight Council 2025/2026) |

Services: Mains water, drainage, gas and electricity



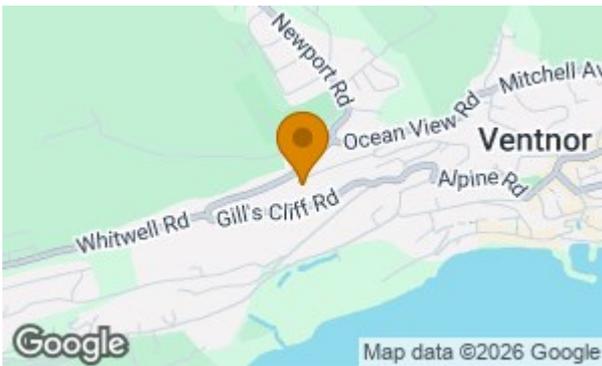
**Approx Gross Internal Area**  
 80 sq m / 862 sq ft



**Ground Floor**  
Approx 68 sq m / 734 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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