

SPENCE WILLARD



Little Rannoch, Steephill Court Road, Ventnor, Isle of Wight

A well-presented, bright and spacious three-bedroom bungalow in an elevated position with stunning sea views, charming well-maintained garden and off road parking

VIEWING

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Beautifully presented three bedroom bungalow occupying a large, secluded south facing position enjoying an abundance of natural light. The accommodation is spacious and flexible, with the principal rooms benefitting from the surrounding sea views.

The property's location gives easy access to beautiful country and coastal walks with areas forming part of a protected SSSI, located on the Island's south coast. Ventnor rose to fame in the Victorian era as a sheltered haven benefitting from the Undercliff's microclimate. There is a popular sandy beach, and the busy town centre has a variety of bars, eateries, independent shops, hairdressers and beauticians. The amenities include doctors and dentists' surgeries, pharmacy, primary and secondary schools. Leisure and sporting activities include Ventnor Golf, Rugby, Football, Cricket, Tennis and Bowling Clubs. The well-known Steephill Cove and Ventnor Botanic Garden are nearby. Ventnor is an increasingly popular town for tourists and Island residents.

ACCOMMODATION

ENTRANCE HALL Welcoming entrance hall including ample storage facilities. The beautiful and original, exposed oak parquet flooring continues throughout the majority of the property.

SITTING ROOM & DINING AREA Large open plan south facing living area with plenty of natural light throughout. Large picture windows with stunning sea views, gas flame effect stove, and fixed floor-to-ceiling, glass-fronted bookshelves, and display units. Built in "work-from-home" workstation with solid oak surface. Access to one of the two CONSERVATORIES with sliding doors to the garden and side doors access the two sea-facing patios. The conservatory has power and lighting.

KITCHEN Good sized kitchen with a well-designed range of floor and wall-mounted units. Views out over the rear garden. Built in double oven, one fan-assisted and one conventional with grill. Under-counter space for a dishwasher, washing machine, dryer, and two fridges. Hotpoint electric induction hob with AEG extractor over. Single sink unit and draining board with electric in-line water tap. Rear kitchen door to the SECOND CONSERVATORY, built in 2022 with tiled floor and storage units providing flexible space with room for table and chairs. There are sea views and sliding doors giving access to the garden.

MASTER BEDROOM Good size double bedroom with southerly sea facing outlook. Sliding door access to the patio area. Spacious built in wardrobes and ample

space for additional freestanding units and drawers.

BEDROOM TWO Good size dual-aspect, double bedroom with large picture windows and southerly sea views. Ample space for free standing wardrobe and units. Sliding door access to a further patio area.

BEDROOM THREE Large dual-aspect single bedroom with views over the garden. Ample space for freestanding wardrobe and units.

SHOWER ROOM Fully tiled with quadrant shower cubical, WC, and wash hand basin.

BATHROOM Fully tiled throughout, bath with overhead shower, WC and wash hand basin. The tiling in the bathroom is unique and was inspired by the renowned Austrian designer, Friedensreich Hundertwasser who made the world-famous Kawakawa Public Toilets in New Zealand.

OUTSIDE Large well-maintained, wraparound garden with an abundance of mature bushes and trees including Apple, Cherry, and the rare Isle of Wight Blue Plums. There are a number of beds planted with a good selection of roses and shrubs. The garden is predominantly laid to grass with a variety of seating and patio areas taking in the sea views. **SUMMERHOUSE** with built in worktop, power, and lighting. **GARDEN SHED** for additional storage. The property benefits from off-road parking and a **GARAGE** with a covered walkway to the property.

SERVICES Mains water, gas and electricity. Private drainage system. Gas fired central heating.

TENURE Freehold

COUNCIL TAX BAND E

EPC Rating D

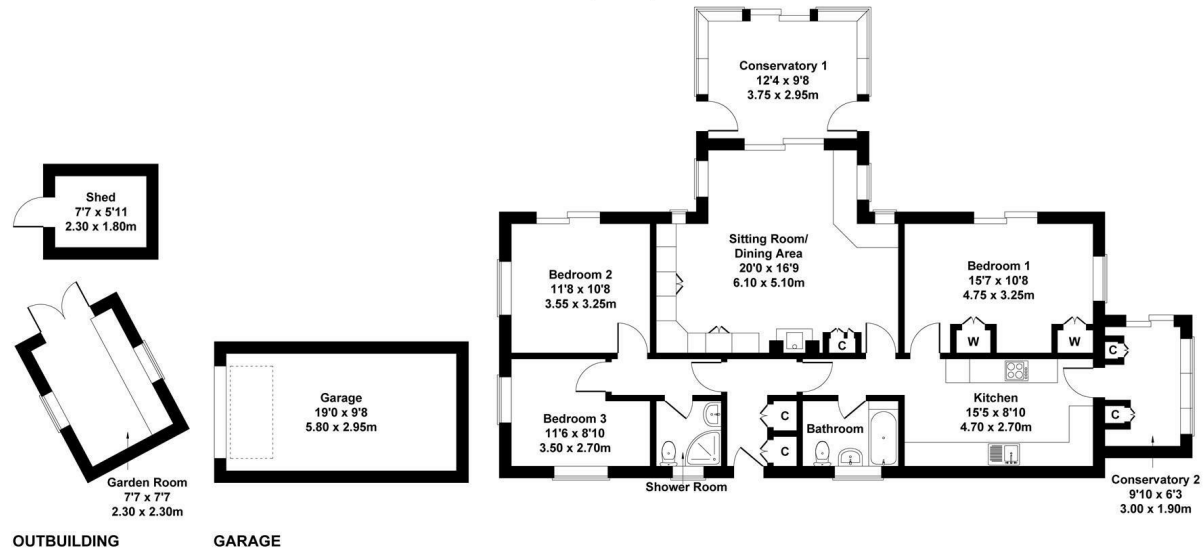
POSTCODE PO38 1UH

VIEWINGS Strictly by appointment with the sole selling agent Spence Willard



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Approximate Gross Internal Area
1539 sq ft - 143 sq m



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