



McCarthy
& BOOKER

Skelmorlie, 1 Spring Gardens, Ventnor, Isle of Wight, PO38 1QX

Guide Price £750,000



An excellent investment opportunity! A detached Victorian property that is currently arranged as 6 self contained apartments with full planning permission granted for a 7th - 25/01656/FUL.

All are tenanted and would provide an instant income stream, figures available on request.

Each apartment is individual and ranges from one to three bedrooms, with open plan living or separated rooms.

Located in a quiet area with parking for 10 vehicles, outbuildings and a garage - viewing is a must.

A substantial detached Victorian property

Located in a no through road, this imposing building is currently divided into 6 flats with a cellar and approved planning permission to reconfigure the large ground floor apartment into two units, involving developing the existing greenhouse, garage and outbuildings to form a 7th apartment. Ref: 25/01656/FUL.

Situated in a quiet and peaceful setting, within walking distance to the beach, it has parking for 10 vehicles and outside grounds for all to use.

The property is being sold as a whole with the long term tenants in situ and giving an instant income stream, figures available on request.

Skelmorlie

This property has been upgraded during the current vendors ownership which includes all communal areas being newly carpeted, new boilers installed in Flats 1 & 4 during November 2025.

It is up to date with fire regulations including emergency lighting, fire alarm system (serviced every 6 months) and extinguishers.

There is a ground floor laundry room with sections containing space and plumbing for individual washing machines - servicing flats 2,3,4,5.

All apartments have the character of a period property with high ceilings, large windows - some with bays, good sized rooms and each vary in their configurations some with open plan style living.

The flat roof between the two eaves was fully replaced November 2024.

The property is double glazed throughout, with casement windows where possible to be in keeping with the character of the property. There is a separate gas supply to each flat, all with valid and up to date gas safety certificates. EICR completed January 2026.

Flat 1

Ground Floor:

Accessed from both the internal hallway and from its own entrance within the rear porch area. This spacious flat has a long dining room, separate sitting room, three generous double bedrooms, two bathrooms and a kitchen which includes space and plumbing for a washing machine. Views out towards St Boniface Down.

EPC: D

Council tax band: C



Flat 2

Ground Floor:

A one double bedroom flat with open plan kitchen/sitting room and an en-suite shower room.

EPC: D

Council tax band: A

Flat 3

First Floor:

Newly refurbished modern kitchen within an open plan sitting/dining room, hallway with storage, two double bedrooms both with ensuites - one with a walk in shower and the other with a bath and overhead shower.

Views out towards St Boniface Down.

EPC: D

Council tax band: B

Flat 4

First Floor:

A two double bedroomed apartment both with ensuites - one with a bath and the other with a walk in shower. Hallway with storage and a kitchen within a large sitting room.

EPC: D

Council tax band: B

Flat 5

Second Floor:

An open plan sitting room/kitchen, hallway with storage, large double bedroom and generously sized en-suite shower room. Views out towards St Boniface Down.

EPC: C

Council tax band: A

Flat 6

Second Floor:

A smart one bedroom apartment, with a generous sized bedroom, separate sitting room, shower room, hallway with storage cupboard, kitchen that includes space and plumbing for a washing machine and a dining area.

EPC: D

Council tax band: A

Flat 7/Planning Permission

This would be formed by removing the majority of the dining room, one bathroom, porch and store room from Flat 1 and amalgamating it into a new unit that is formed with the outbuildings and garage; to provide for a two bedroom, both with en-suites, apartment with a separate sitting room and kitchen and private off road parking.

Flat 1 will then remain a three bedroom, two bathroom apartment accessed from the hallway in the main building.

Ventnor



A Victorian seaside town that has fantastic views across the English channel. Despite its relatively small size, Ventnor offers a vibrant cultural scene with the town hosting an International and Fringe Festival. Both the town and the seafront has an array of local boutiques, cafes and high end restaurants, many specialising in local seafood. An abundance of outside recreational pursuits can be found including a golf course, rugby and cricket club. There are beautiful walks to the Ventnor Downs, along the coastal path and down to the ever popular Steephill Cove.

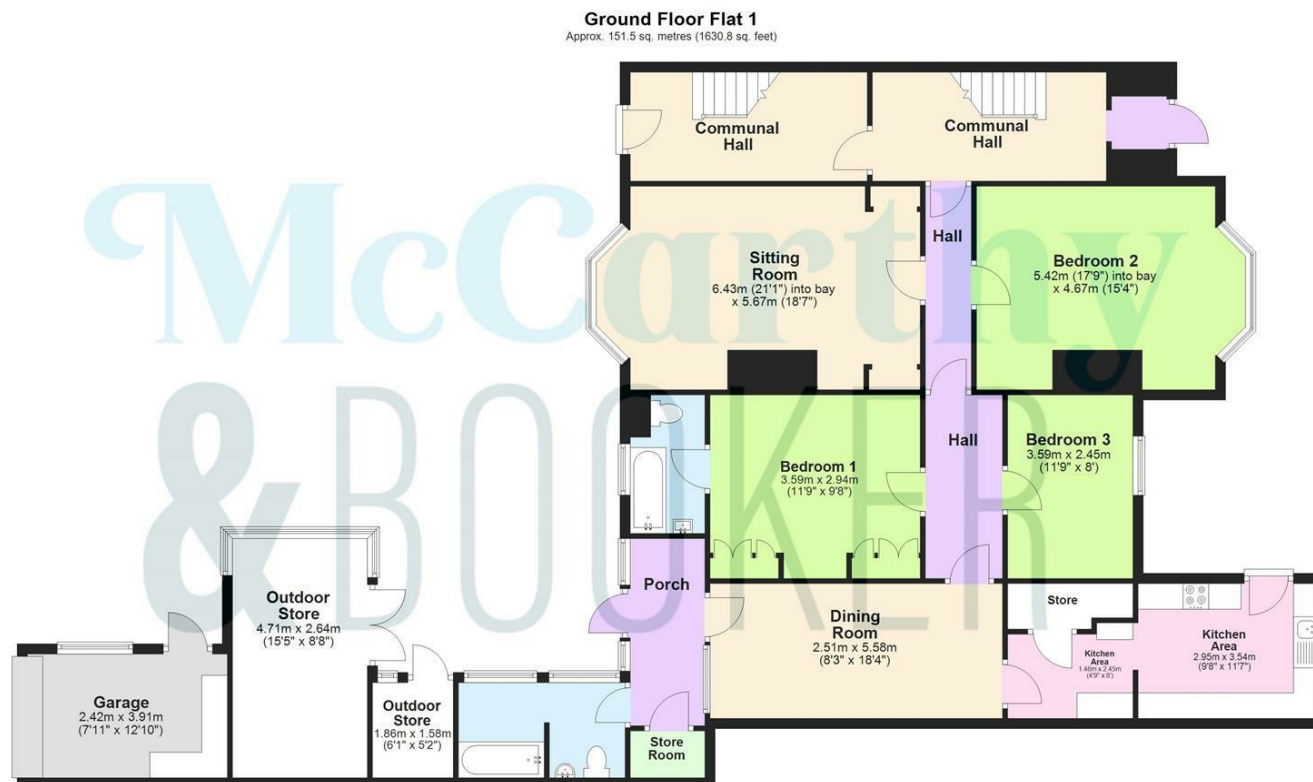
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 151.5 sq. metres (1630.8 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

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