26 Grangeside, Ventnor, Isle of Wight, PO38 1RW

**Guide Price £425,000**

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McCarthy & BOOKER

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*** GREAT NEW PRICE ***

Chain-free chalet bungalow in a quiet Bonchurch cul-de-sac, just a short walk to Horseshoe Bay and Ventnor Esplanade. Featuring flexible accommodation, charming gardens, and ample parking.

Set within a very quiet and sought-after cul-de-sac in the picturesque village of Bonchurch, this chain-free chalet bungalow offers a wonderful opportunity to enjoy peaceful village living close to the coast. The property is ideally located just a short and pleasant stroll from the beautiful Horseshoe Bay and Ventnor Esplanade, providing easy access to scenic coastal walks, beaches, and local amenities. With its charming surroundings and versatile accommodation, this home is perfectly suited to a range of buyers, including families, retirees or those seeking a coastal retreat.

### Interior

The interior accommodation is well planned and offers flexibility across two floors. On the ground floor, the property comprises a well-proportioned kitchen with ample space for appliances and storage, a comfortable double bedroom, and a bright and spacious open-plan sitting and dining room. This welcoming living area benefits from plenty of natural light and provides an ideal space for both everyday living and entertaining.

To the first floor, there are two further generous double bedrooms, both offering pleasant outlooks and excellent storage potential. These rooms are served by a family bathroom, which is well positioned and completes the internal accommodation. The layout allows for adaptable living arrangements, whether for growing families, visiting guests, or those wishing to work from home.

## Exterior

The exterior of the property is equally impressive. The rear garden is a true delight, thoughtfully designed to create a peaceful and attractive outdoor haven. It features a decked seating area ideal for relaxing or entertaining, a charming pond, a well-maintained lawn, and two summerhouses, offering excellent space for hobbies, storage, or home working.

To the front, the garden is mainly laid to lawn and provides a welcoming approach to the property. Driveway parking is available for two cars, and further benefits include a garage and a useful outside W.C., adding practicality and convenience. Altogether, the outdoor spaces perfectly complement the tranquil setting and enhance the appeal of this lovely home.

## Bonchurch

The picturesque village of Bonchurch with its delightful pond, St Boniface Old Church dating back to the 11th Century, and the beach at Monks Bay are only a short walk away.

## Further Information

Tenure: Freehold
EPC: D
Council tax band: E
Double glazed throughout
Gas central heating
NEW BOILER INSTALLED OCTOBER 2026 Glow-worm EUltimate 30C combination boiler with vertical flue system and 10 years manufacturers parts and labour warranty.
Loft partially boarded

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. 97.7 sq. metres (1051.7 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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