



Little Crag
12 Undercliff Gardens | Ventnor | Isle of Wight | PO38 1UB

SELLER INSIGHT

“ *A home where memories are made.*

Tucked at the end of a quiet cul de sac, this much loved family bungalow was born from a deep affection for the island – a place that’s held our hearts and our happiest memories for years. With sweeping 180° sea views and a sun drenched Mediterranean garden, life naturally slows here. Many happy times have been spent at Steep Hill Cove, The Botanical Gardens and Ventnor Park, all just a short stroll away.

Children can roam, families can gather, and simple moments become the ones you never forget.

Inside, a single level layout keeps everyone connected, while picture windows frame the sea and garden so nature is always part of daily life.

*This isn’t just a house. It’s a feeling of love, belonging, and togetherness – a true home where memories are made.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Little Crag

Tucked away at the end of a peaceful residential cul-de-sac and securely positioned behind electric gates, this exceptional elevated three-bedroom bungalow commands breathtaking, far-reaching views across the English Channel. Immaculately presented throughout and offered for sale chain free, the property offers a rare opportunity to acquire a private coastal retreat surrounded by beautifully landscaped Mediterranean-style gardens, where sea views can be enjoyed from the majority of principal rooms.

Accessed via a gently sloping, accessible pathway, the home welcomes you with a spacious entrance porch, ideal for coats and shoes, with both an external door opening onto the elevated wraparound deck and an internal door leading into the heart of the home. The expansive open-plan sitting and dining room is a wonderfully light-filled space, enhanced by triple-aspect windows that frame the spectacular coastal panorama while flooding the interior with natural light. This inviting room provides an idyllic setting for relaxation or entertaining, with uninterrupted views forming a dramatic backdrop.

Bi-folding doors seamlessly connect the sitting room to a bright sunroom, where the sea view remains ever-present. Glazed doors from the sunroom open onto the wraparound deck with an electric awning, effortlessly blending indoor and outdoor living and creating multiple vantage points from which to admire the sweeping Mediterranean outlook and sparkling waters beyond.

The kitchen is both stylish and functional, fitted with an extensive range of oak wall and base units complemented by contrasting black worktops. There is space for a freestanding oven, while there is ample space for a fridge freezer, washing machine, and dishwasher. Double doors open directly onto the rear garden, making alfresco dining and summer gatherings wonderfully convenient.

The accommodation comprises three generously proportioned double bedrooms. Both the second bedroom and the impressive principal suite enjoy captivating sea views. The principal bedroom is a true sanctuary, featuring a private ensuite bathroom and double doors that open directly onto its own private sun terrace, perfect for morning coffee while watching the horizon.

Outside, the Mediterranean-inspired gardens envelop the property, offering a series of thoughtfully designed spaces to explore and enjoy. A sunken garden to the front features paved, meandering pathways that guide you around the home to the expansive rear garden. Here, a timber summer house provides additional versatility, while a paved pathway leads to a shaded entertaining area. Steps ascend to a tiered backdrop with various seating terraces, each carefully positioned to capture the outstanding coastal views.

Completing the property is a gated driveway providing parking for multiple vehicles, along with a substantial double garage located beneath the sunroom and deck, featuring electric doors and an EV car charging point. A plant room housing the boiler and a separate tool shed, as well as the advantage of solar panels, further enhance the practicality of this remarkable coastal residence.

This is a rare opportunity to own a secluded, beautifully appointed home where Mediterranean charm meets uninterrupted sea views in an enviable coastal setting.







Travel Information

14.8 miles - East Cowes to Southampton Ferry Terminal
 12.9 miles - Fishbourne to Portsmouth Ferry Terminal
 20.3 miles - Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Ventnor Golf Club, Ventnor 1.5 miles
 1Leisure, The Heights, Sandown 6.5 miles
 The Cabin Coastal Spa, Ventnor 1.2 miles
 Ventnor Tennis Club, Ventnor 1.1 miles
 Ventnor Bowling Club, Ventnor 1.2 miles

Healthcare

Doctors Surgeries
 South Wight Medical Practice, Niton 01983 730257
 Ventnor Medical Centre, Ventnor 01983 852787
 Grove House Surgery, Ventnor 01983 852427

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport 12.1 miles
 01983 822099

Education

Primary Schools
 St Boniface C of E Primary School, Ventnor 01983 854916
 St Francis Catholic & C of E Primary School, Ventnor 01983 857449
 Niton Primary School, Niton 01983 730209
 Wroxall Primary School, Wroxall 01983 852290

Secondary Schools/Colleges
 The Island Free School, Ventnor 01983 857641
 Carisbrooke College, Newport 01983 524651
 Christ the King Upper College, Newport 01983 53707
 Island Innovations V1 Form Campus, Newport 01983 522886
 Ryde with Upper Chine, Ryde 01983 562229
 The Bay CE School, Sandown 01983 403284
 Isle of Wight College, Newport 01983 526631

Learning Assisted Schools:
 St Catherines School, Ventnor 01983 852722
 Medina House, Newport 01983 522917

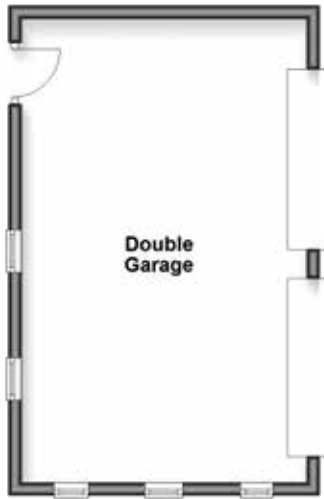
Entertainment

Restaurants / Bars
 The Buddle Inn, Niton
 White Horse, Whitwell
 White Lion, Niton
 Bonchurch Inn, Bonchurch
 The Hambrough, Ventnor
 The Royal Hotel Ventnor
 The Wellington Hotel, Ventnor
 The Crab Shed, Ventnor
 The Met, Esplanade, Ventnor
 The Spyglass Inn, Esplanade, Ventnor

Local Attractions / Landmarks

St Catherine's Lighthouse, Niton
 Carisbrooke Castle, Newport
 Osborne House, East Cowes
 Model Village, Godshill
 Isle of Wight Donkey Sanctuary, Wroxall
 Amazon World Zoo Park, Arreton
 Appuldurcombe House, Wroxall
 Ventnor Botanical Gardens, Ventnor
 Blackgang Chine Theme Park, Chale
 Alum Bay Theme Park
 Wildheart Animal Sanctuary, Sandown
 The 'Old Village', Shanklin

Lower Ground Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



Ground Floor

Approx. 128.8 sq. metres (1386.6 sq. feet)



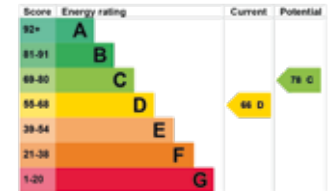
GROUND FLOOR

Entrance Porch	7'4 x 6'4
Dining Area	10'11 x 8'5
Sitting Area	24'3 x 14'10
Sun Room	14'8 x 8'8
Balcony	
Kitchen	13'8 x 10'10
Bedroom 2	11'4 x 9'9
Bathroom	7'1 x 5'7
Bedroom 3	11'2 x 9'8
Bedroom 1	13'10 x 13'2
En-Suite Bathroom	6'9 x 5'5

OUTSIDE

- Front Garden
- Gated Driveway Parking
- Rear Garden

Council Tax Band: C
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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