

SPENCE WILLARD



142 High Street, Ventnor, Isle of Wight

*Spacious four-bedroom & three-reception room Victorian residence,  
sympathetically restored & refurbished throughout with many  
original features, designed for the modern family lifestyle.*

VIEWING:

[COWES@SPENCEWILLARD.CO.UK](mailto:COWES@SPENCEWILLARD.CO.UK)

01983 200880

[WWW.SPENCEWILLARD.CO.UK](http://WWW.SPENCEWILLARD.CO.UK)



Sympathetically refurbished and remodelled four bedroom Victorian villa finished to a high standard with all floorings included (carpets and tiled flooring). The owners have spent a considerable amount of time and effort taking full advantage of the original building's grand dimensions by offering unusually generous room heights, large picture windows and skirting boards. Some of the rooms have retained their original ornate Victorian fireplaces. All interiors have been designed with the modern family in mind with highly efficient gas fed boiler, high specification insulation standards reducing general running costs playing a key factor. New roof, re-wiring and electrics, new plumbing and heating system and brand new kitchen and bathrooms. Through a series of modern efficient energy upgrades, the current owners have successfully elevated the property's EPC rating from G to B. Immaculately kept terraced gardens complement a large patio area. This wonderful residence is offered chain-free.

The property is within easy reach of Ventnor, celebrated for its distinctive microclimate that delivers more sunlight hours compared to the rest of the Island alongside a superb, sheltered beach. Only a short five minute walk away is the vibrant town centre, a popular destination with eateries, bars, coastal pubs, boutique shops and parks. The acclaimed Ventnor Botanic Garden is also the same distance nearby. Ventnor hosts the renowned Ventnor Fringe, recognised as the Isle of Wight's largest mixed arts festival, annually attracting hundreds of artists who gather to showcase their innovative creative works.

## ACCOMMODATION

### GROUND FLOOR

**HALLWAY** Spacious, well-lit hallway, with access through to main principal reception rooms and stairs to first floor accommodation. Tiled flooring throughout with large understairs storage cupboard.

**KITCHEN** Brand new modern style installed kitchen with a good range of wall and floor mounted storage units with worktops above. Built-in sink with drainer. Four ring gas hob with extractor above. Separate eye level AEG double oven with built in microwave. Built in fridge freezer and dishwasher. Tiled splash back and under cabinet lighting. Views out over the terraced garden.

**UTILITY ROOM** With space and plumbing for washing machine and dryer. Stainless steel sink and drainer with storage units below. Room for hats and coats. Access through to downstairs cloakroom with WC, wash hand basin with vanity unit below.

**SITTING ROOM** Good size reception room with large bay window. Views out over Ventnor Downs. Traditional tall Victorian skirting boards.

**DINING ROOM** A good sized dining room with the continuation of tiled flooring throughout and comfortably seating eight people. French patio doors with access onto the terraced south facing garden with stunning views over Ventnor Downs on the upper tier.

**OFFICE/GYM/GAMES ROOM** Spacious reception room with multiple uses. Private separate front access making this the perfect office/shop/business environment and work from home. Ample space to set up a gym, home cinema or hobbies room.

### FIRST FLOOR

**LANDING** Spacious landing with original solid oak stairway and Victorian spindles and handrail.

**BEDROOM 1** Elegant large double bedroom with two built-in double wardrobes. Bay window with views out over Ventnor Downs. Beautiful original Victorian fireplace with solid marble surround. Access through to the **EN-SUITE SHOWER ROOM**.

**EN-SUITE SHOWER ROOM** Fully tiled glass panelled shower unit, wash hand basin, WC, and heated towel rail. Original cast iron fireplace. Airing cupboard with storage shelves.

**BEDROOM 2** Large south facing double bedroom with two built-in double wardrobes. Views out over the garden.

**BEDROOM 3** Large double bedroom with two built-in double wardrobes. Original Victorian ornamental fireplace.

**BEDROOM 4** Double bedroom with built-in double wardrobe. Original Victorian ornamental fireplace with views out over the terraced garden.

**BATHROOM** Fully tiled modern style family bathroom with bath and separate walk-in glass panelled shower unit. WC, wash hand basin with vanity unit below, heated towel rail.

**OUTSIDE** Tiled front entrance with covered porchway. Ornate metal railings with small patio area with seating.

Large, tiled patio to the rear of the property with stunning gabion stone wall. A peaceful secluded area to enjoy al-fresco dining with friends and family. Steps leading to further decked terraced garden, laid out as a vegetable garden with planted borders. Potting shed and outside water tap. Further views over Ventnor Downs.

**SERVICES** Mains water, electricity, gas and drainage. Gas-fired central heating.

**EPC** B

**COUNCIL TAX** Band D

**TENURE** The property has a traditional Victorian 1000 year lease. Very common on the Island, with no service or maintenance payments. (please ask agent for further details)

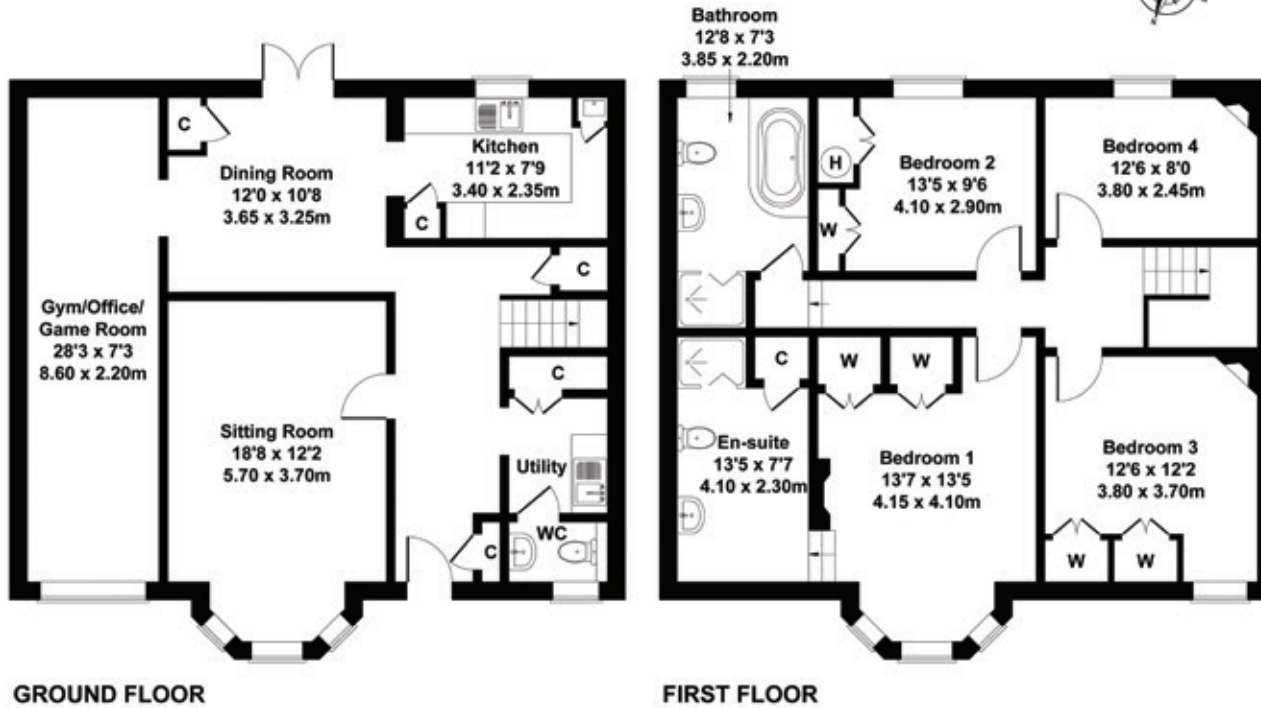
**POSTCODE** PO38 1LZ

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



# 142, High Street Ventnor, Isle of Wight, PO38 1LZ

Approximate Gross Internal Area  
1733 sq ft - 161 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
**Produced by Potterplans Ltd. 2026**

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.