



Susan Payne
PROPERTY
PROUDLY PRESENT FOR SALE



8, Downside Avenue

Ventnor, PO38 2DE



A well-maintained chain-free detached bungalow in popular Niton, offering an opportunity to personalise, with a flexible two/three-bedroom layout, bright interiors, gated parking, a garage and gardens with open countryside beyond.

- Prime position at the end of a quiet cul-de-sac
- Versatile two/three-bedroom detached bungalow
- Modern kitchen/diner adjoining breakfast room
- Large loft space with windows to both gables
- Gardens, paved terraces and countryside views
- The property backs on to open countryside
- Generous, light and bright accommodation
- Contemporary shower room
- Detached garage and gated driveway parking
- Offered for sale chain-free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Occupying a highly desirable position at the end of a peaceful cul-de-sac, 8 Downside Avenue is a well-maintained detached bungalow offering a wonderfully flexible layout, generous room sizes and an abundance of natural light throughout. The accommodation is currently arranged with two principal bedrooms, a spacious living room, sunroom, modern kitchen/diner, shower room and a breakfast room which could alternatively serve as a third bedroom, depending on lifestyle requirements. Nicely presented throughout, the property offers comfortable interiors while still providing scope for a future owner to personalise and cosmetically update to their own taste. A large loft space, complete with a window in each gable, adds a further point of interest and may offer future potential, subject to any necessary consents. Outside, the home enjoys gated driveway parking, a detached garage, lawns, mature borders, a large paved terrace and an upper terrace, with snapshot views towards St Catherine's Down and the very top of St Catherine's Oratory just visible.

8 Downside Avenue is perfectly positioned for those seeking the quieter pace of village life while remaining close to everyday amenities, dramatic coastal scenery and beautiful countryside walks. Not far from the iconic St Catherine's Lighthouse and spectacular trails along this rugged south-westerly stretch of the Isle of Wight, the setting is ideal for those who enjoy open landscapes, coastal air and scenic routes on the doorstep. The property is also nearby to highly regarded pubs including The White Lion and the historic Buddle Inn, famously associated with smugglers in years gone by. The village offers a primary school, grocery store and pharmacy, while Southern Vectis route 6 provides links to Newport and Ventnor. The bustling seaside resort of Ventnor, renowned for its microclimate, golden beach and vibrant arts scene, is located approximately four miles away and offers a wider range of amenities including boutique shops, independent eateries and supermarkets.

Welcome to 8 Downside Avenue

Set behind a white picket fence, 8 Downside Avenue presents a charming first impression with its attractive stone façade, neat front garden and gated approach. A driveway to the side provides off-road parking and access to the detached garage, while a central pathway leads through the front garden to the entrance. The position feels immediately peaceful, tucked away at the end of the cul-de-sac with a sense of privacy and greenery around, creating an inviting approach to this fantastic bungalow.

Entrance Hall

The entrance hall provides a welcoming central point to the accommodation, with a glazed front door and side panels allowing natural light to filter through. The layout flows easily to the principal rooms, with access to the bedrooms, shower room, kitchen/diner and living room.

Living Room

A generously proportioned reception room, the living room enjoys excellent natural light from multiple windows and glazed doors opening into the sunroom. A feature fireplace creates a natural focal point, while the room's spacious dimensions allow for a comfortable arrangement of seating and freestanding furniture.

Sunroom

The sunroom is a bright and peaceful space with extensive glazing and large sliding doors opening directly onto the paved terrace. It provides a lovely connection between the living accommodation and garden, ideal as a quiet sitting area, reading space or place to enjoy the outlook across the rear garden.

Kitchen/Diner

The modern kitchen/diner is well arranged with a range of fitted cabinetry, integrated oven, hob, extractor, tiled splashbacks and space for appliances. Finished with wood-effect flooring and enjoying plenty of natural light, the room offers space for dining and adjoins the breakfast room, creating a practical and sociable everyday layout. A useful walk-in larder is positioned to one corner, providing additional storage and helping to keep the kitchen space organised and uncluttered.



Breakfast Room/Bedroom Three

This flexible room adjoins the kitchen/diner and enjoys a bright outlook with double aspect glazing and a door giving direct access to the rear garden. Currently suited as a breakfast room, hobby space or additional sitting area, it could alternatively be used as a third bedroom if required, adding valuable versatility to the floorplan.

Bedroom One

Bedroom one is a particularly generous double bedroom with dual-aspect windows, built-in storage and a bright, open feel. The room offers ample space for a full suite of bedroom furniture and makes a fantastic principal bedroom.

Bedroom Two

A second well-sized bedroom also benefits from built-in wardrobes and good natural light. It offers comfortable proportions for use as a double bedroom, guest room or substantial home office, depending on requirements.

Shower Room

The shower room is well presented with a clean, modern contemporary finish, including a large glazed shower enclosure, pedestal wash basin, WC, tiled walls, heated towel rail and a frosted window for natural light and privacy.

Loft Space

Accessed via pull-down ladder from the entrance hall, the large loft space is a notable feature, extending across much of the property and benefitting from good head-height and a window within each gable. While no formal use or conversion potential is implied, the space may be of interest to buyers looking for additional storage or exploring future possibilities, subject to the relevant permissions and consents.

Detached Garage and Driveway

The property benefits from gated driveway parking leading to a detached garage. The garage provides useful parking, storage or workshop potential, with a traditional up-and-over door to the front and a pedestrian door linking to the garden to the rear.

Gardens and Terraces

The outside space is arranged to make the most of the plot and setting, with a large paved rear terrace adjoining the bungalow, lawns, mature planting and a further upper terrace. The garden enjoys a peaceful backdrop with farmland beyond, while snapshot views towards the downs add a distinctive sense of place.

In Summary

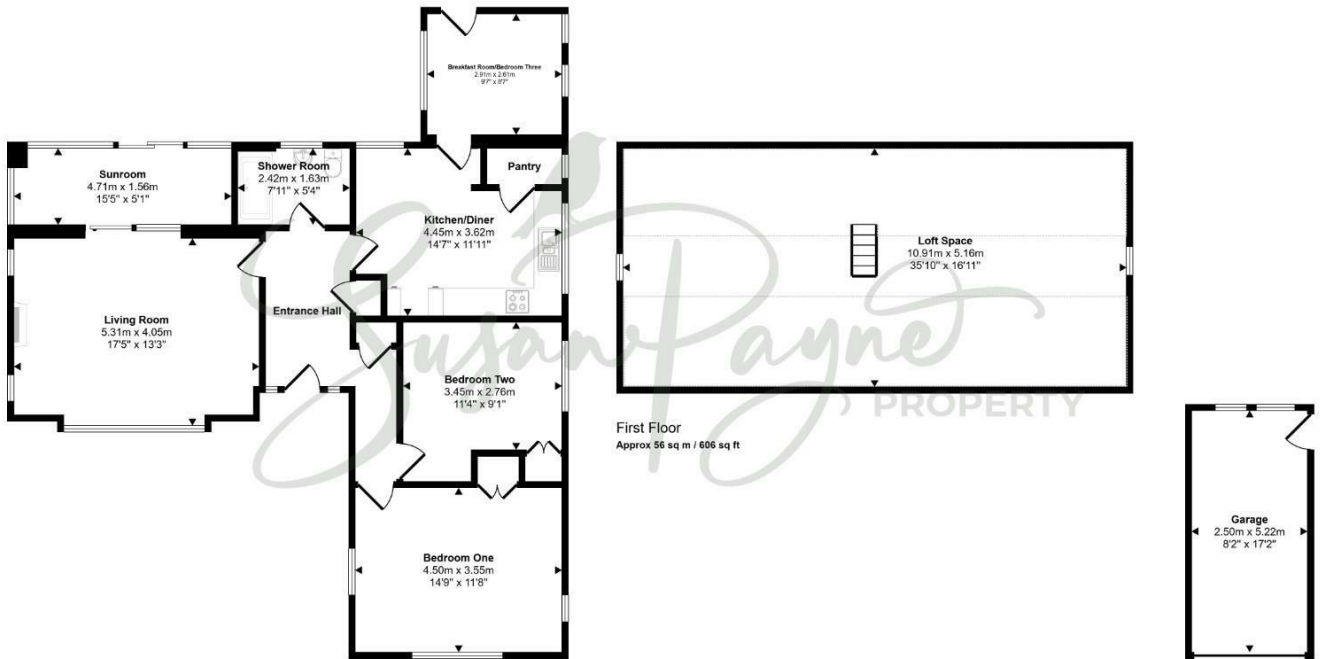
With its peaceful setting, flexible layout, generous room sizes, detached garage, driveway and attractive gardens, 8 Downside Avenue represents a wonderful opportunity to acquire a well-maintained bungalow in the sought-after village of Niton. Offering bright and comfortable accommodation with scope to update if required, this appealing home is ideally suited to those seeking village life, coastal walks and countryside surroundings. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: D (Approx £2751.04 for 2026/27) | Services: Mains water, electricity and drainage



Approx Gross Internal Area
168 sq m / 1817 sq ft



Ground Floor
Approx 99 sq m / 1071 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

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