



Pelham Road | | Ventnor | PO38 1UR

Asking Price £525,000



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Situated on Pelham Road in the charming town of Ventnor, this impressive detached house offers a perfect blend of space, comfort and an enviable coastal lifestyle. Spanning an expansive 1,689 square feet, the property features a well-designed layout that includes a welcoming reception room, ideal for both relaxing and entertaining.

The house boasts three generously sized bedrooms and two bathrooms, providing ample space for family living or accommodating guests. Thanks to its elevated position, the property enjoys beautiful sea views from both Bedroom One and Bedroom Two, adding to its appeal. The south-facing aspect ensures the home is filled with natural light throughout the day, creating a bright and inviting atmosphere.

Outside, the property benefits from a large private driveway, offering ample off-road

- 3 SPACIOUS BEDROOMS
- STUNNING DETACHED PROPERTY
- SEA VIEWS
- PRIVATE DRIVEWAY & GARAGE
- IDEAL FAMILY HOME
- LOCATED CLOSE TO LOCAL WALKS AND BEACHES
- SOUTH FACING

**Kitchen**  
12'4" x 13' (3.76 x 3.97)

**Hallway**  
24'4" x 10'5" (7.42 x 3.18)

**Living Room**  
20' x 9'10" (6.1 x 3.97)

**Dining Room**  
13'11" x 10'5" (4.25 x 3.18)

**Bedroom One**  
13'9" x 12'12" (4.18 x 3.95)

**Bedroom Two**  
11'11" x 12'11" (3.63 x 3.93)

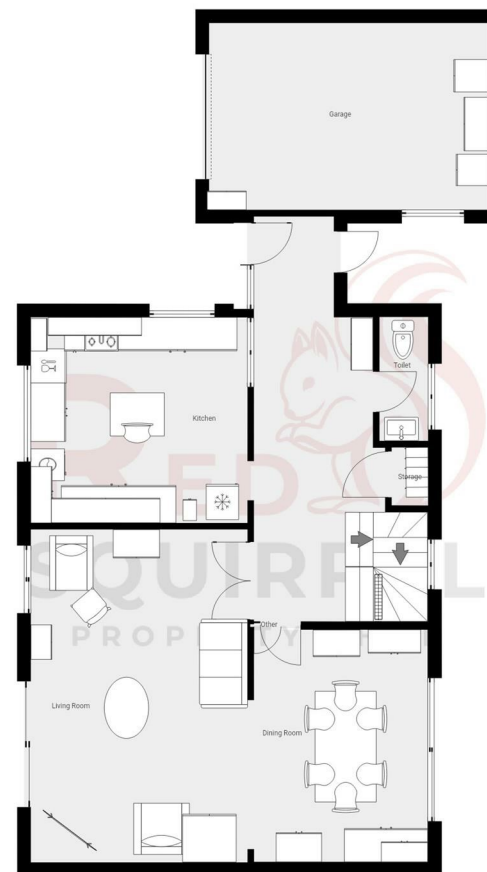
**Bedroom Three**  
13'9" x 10'3" (4.18 x 3.13)

**Bathroom**  
11'2" x 10'6" (3.41 x 3.19)

**Front Exterior**

**Rear Garden**

**Garage**  
16'11" x 11'3" (5.15 x 3.42)



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Council Tax Band **F**  
EPC Rating **C**

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