

Smugglers, 2 Sussex Villas Tulse Hill, Ventnor, PO38 1TQ

Guide Price £335,000

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McCarthy & BOOKER

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ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER
Located in a great position within a short walk into Ventnor High Street, with it's super selection of shops and restaurants, then a few more minutes stroll and you will reach the beautiful Cascade Gardens and beachfront. This charming and quirky home is beautifully presented, with some period features and modern additions, this home is ready to move into and enjoy. Absolutely must be seen!

2 Sussex Villas

A charming cottage enjoying an elevated position in the centre of the coastal town of Ventnor. In keeping with its name, the cottage has some lovely, unusual features which give it a real feeling of character along with the solid oak flooring. The cottage is deceptively large and offers 4 bedrooms, with 2 bathrooms a large open plan living / dining room with kitchen to the rear overlooking the pretty rear garden. Unusually the property has a large store offering great storage and access through to the sheltered enclosed rear garden. Within a minute walk is the vibrant high street of Ventnor and a short walk further down the Cascade to the pretty harbour and Ventnor Bay.

Interior

This charming cottage enjoys an elevated position in the centre of the coastal town of Ventnor, is deceptive in size and offers a gorgeous open plan sitting room with original oak beam and log burner, opening to a dining space with new built in cupboards set up as a coffee bar.

The kitchen has a pantry and further storage space and accesses the side passage and secluded garden. The first floor landing splits two ways to 4 bedrooms, -two generous doubles with further bedrooms off each one, a shower room and a bathroom with elegant claw foot bath and period style bathroom suite.

Exterior

A secluded and sheltered rear garden which enjoys full sun until mid afternoon, which can be accessed via the highly useful wide (1.8m) passageway, which has double doors at the front and a dropped kerb- making it further convenient for storage bikes/scooters/motorbikes and seaside paraphernalia. The garden is not overlooked, and has gravelled terraces and rockery style borders which are filled with plants. The old style 'Outside WC' has been cleverly upgraded to provide a utility space with plumbing for a washing machine, and a solid timber door complete with porthole!.

Ventnor

A Victorian seaside town that has fantastic views across the English channel. Despite its relatively small size, Ventnor offers a vibrant cultural scene with a strong sense of community, and hosts an International and Fringe Festival. Both the town and the seafront has an array of local boutiques, cafes and high end restaurants, many specialising in local seafood. An abundance of outside recreational pursuits can be found including a golf course, rugby and cricket club. There are beautiful walks to the Ventnor Downs, along the coastal path and down to the ever popular Steephill Cove in one direction and Bonchurch to the other.

Further Information

Tenure: Freehold (NB There is a flying freehold on this property where a portion of bedroom 3 lays over the neighbouring 1 Sussex Villas cloakroom)
EPC: C
Council tax band: C
Gas central heating via Vaillant boiler
Parking permits are available to purchase for nearby car parks at The Grove long stay and Central long stay - 12 month permits are £238.80 for the first vehical and £318 for second.
Mains electricity, sewerage, water supply
Double Glazed Windows Throughout





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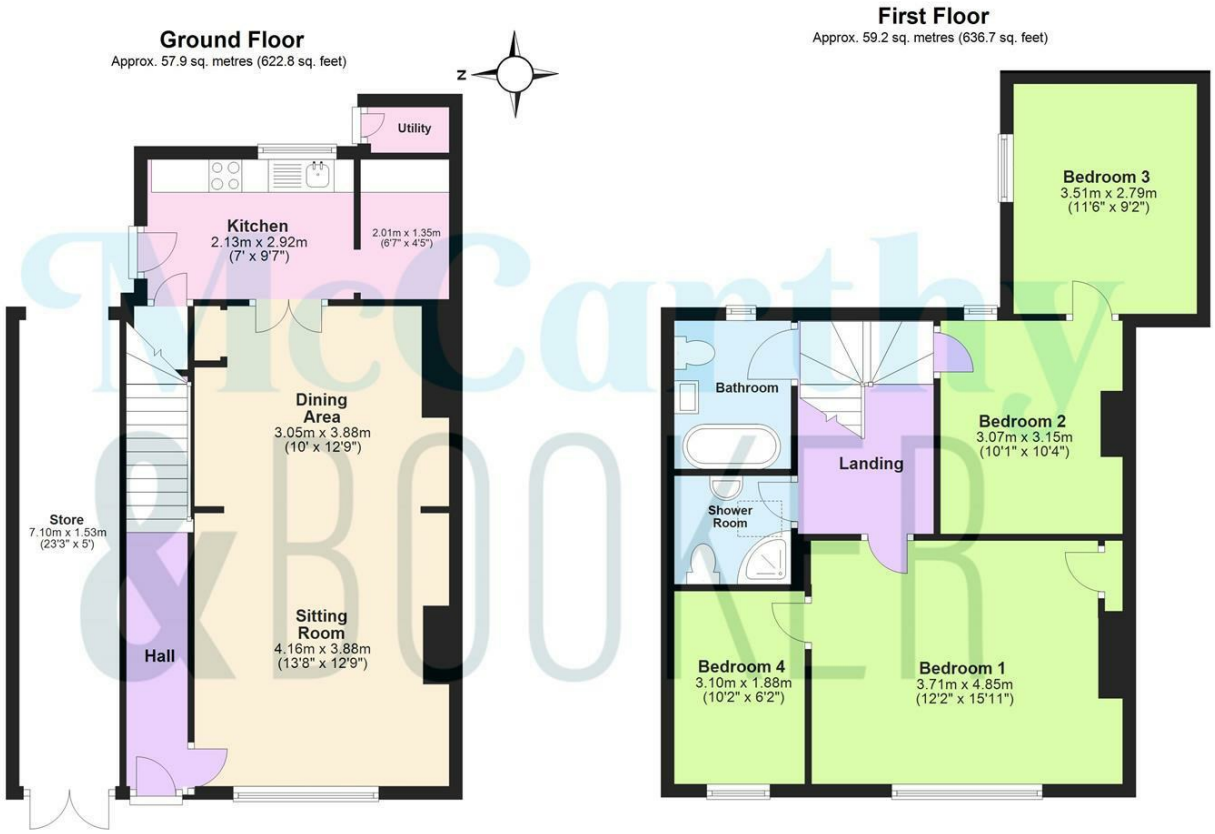
Viewing

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. 117.0 sq. metres (1259.5 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk.
Plan produced using PlanUp.

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