

2 Edgeley The Grove, Ventnor, PO38 1TB

Guide Price £220,000

2 1 1

McCarthy & BOOKER

2 Edgeley The Grove, Ventnor, PO38 1TB

Guide Price £220,000

ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A characterful two-bedroom cottage in a private, tucked-away setting, just a short stroll from Ventnor's shops, restaurants, and seafront. With spacious interiors, versatile outside areas, and extensive parking, 2 Edgerly offers a unique opportunity to enjoy the best of coastal town living.

Charming semi-detached cottage in a tucked-away ce

Nestled at the end of a quiet no-through road, just moments from the vibrant town centre and beachfront, 2 Edgerly is a delightful two-bedroom semi-detached cottage offering charm, character, and surprisingly generous outside space. This appealing home combines comfortable interiors with versatile gardens and parking, making it an ideal permanent home, holiday retreat, or investment.

INTERIOR

Ground Floor: A welcoming living and dining room sits to the front of the house, with a pretty box bay window filling the space with natural light. A feature fireplace with electric fire provides a cosy focal point, while the room is spacious enough for both lounge and dining furniture.

The fitted kitchen offers ample storage and workspace, with room and plumbing for a dishwasher and washing machine. A stable-style back door leads out to the rear, alongside access to a useful utility/storage room.

First Floor: The property has two double bedrooms, both of excellent proportions. The principal bedroom has direct access onto the decked terrace, creating a seamless flow from indoor living to outside entertaining space. A family bathroom with both bath and separate shower completes the first floor.











EXTERIOR

The outdoor space at 2 Edgerly is a real highlight. A large split-level decked terrace offers multiple seating and entertaining areas, with plenty of scope to create a stylish al fresco space. To the front, hard standing provides parking for up to four or five vehicles – a rare and valuable feature for a home so close to the centre of town. The existing garage could also be reinstated for covered parking with only minimal adjustment to the decking.

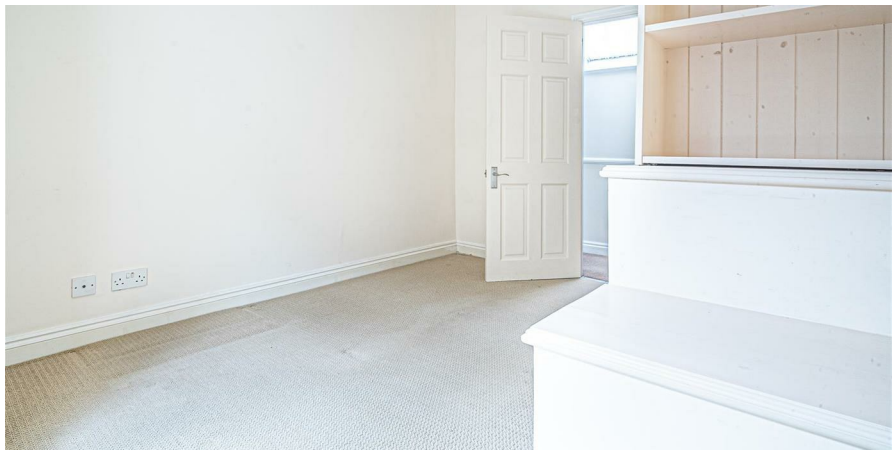
VENTNOR

A Victorian sea-side town that has fantastic views across the English channel. 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.

Further information

Fully double glazed throughout.
Gas central heating. 5 year old Vaillant boiler.
EPC: C
Tenure: Freehold
Council tax band: B







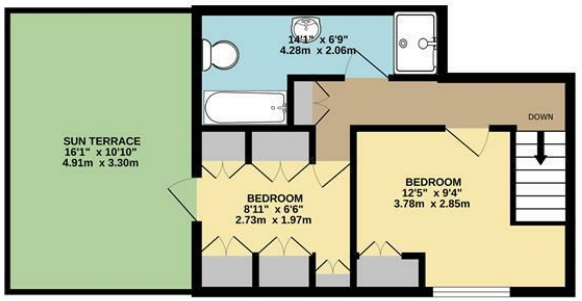
Viewing

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.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

McCarthy &BOOKER

01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk