

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Herring House

Esplanade, Ventnor, Isle of Wight PO38 1JR



£700,000  
FREEHOLD



Perfectly positioned to enjoy all that Ventnor Esplanade has to offer, this stunning four bedroom beachside townhouse maximises the breathtaking sea views with two balconies to the front and comes complete with private parking.

- Four-bedroom mid-terrace townhouse
- Gas central heating and double glazed sash windows
- Family bathroom and a wet room
- Prime position along Ventnor Esplanade
- Stones throw away from Ventnor beach, bars and cafes
- Beautifully presented throughout
- Spacious accommodation arranged over three floors
- Private parking and on-street parking available
- Panoramic sea views over the English Channel
- Ideal as a permanent residence, second home or holiday let

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

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Built approximately ten years ago, this beautifully finished mid-terrace family home offers spacious accommodation and is immaculately presented throughout. Internally, the property boasts high quality, contemporary finishes which include plush carpets and luxurious Karndean flooring, made to measure blinds and curtains, a contemporary fitted kitchen and two modern bathrooms. This beautiful home enjoys plenty of natural light which is enhanced by a fresh beach-inspired colour palette throughout, and outside there is a courtyard terrace plus an allocated parking space for one vehicle to the rear of the property. The property has been run as a successful holiday let business for many years but could be enjoyed as a wonderful family home or a second home with its fantastic seafront position.

The truly stunning location of this beautifully built townhouse cannot be beaten, with a golden beach right on the doorstep, its panoramic sea views, magnificent coastal walks and plenty of local amenities in the nearby town centre. Nestled in the bay of this Victorian seaside town along the spectacular Ventnor seafront, Herring House is perfectly positioned to enjoy the beachfront cafes, pubs and popular restaurants including the world-famous Spyglass Inn, which sits at the western end of the Esplanade with upper and lower deck dining terraces overlooking the English Channel.

The town has a range of boutique shops, fine eateries and supermarkets, and regular bus services from Ventnor run through to both Newport and Ryde. Ventnor is renowned for its bustling arts scene with the Isle of Wight's multi-award-winning Ventnor Fringe Festival that takes place every summer, and the Ventnor Botanical Gardens has over 23 acres of wide-open spaces containing rare, subtropical plants and trees which flourish in the unique microclimate enjoyed on the south coast of the Isle of Wight.

The accommodation in this attractive property is beautifully arranged over three floors with the ground floor comprising an entrance hallway and two bedrooms, a substantial wet room and a utility room. The first floor enjoys spacious open-plan living accommodation with a lounge overlooking the sea, a dining area and a modern kitchen. On the top floor is bedroom one with a balcony offering spectacular sea views, a further double bedroom and a contemporary family bathroom.

### **Welcome to Herring House**

Forming part of three identically designed townhouses along the Esplanade, Herring House enjoys a mid-terrace position with light coloured brickwork and two balconies on the first and top floor. A small paved pathway with grey slate areas on either side leads to a white front entrance door, and a shared parking bay to the rear provides private parking for one vehicle. There is also an additional entrance through a rear glazed door into the kitchen.

### **Hallway**

*extending to 23'9 (extending to 7.24m)*

Upon entering through a white front entrance door, you are greeted by a spacious and stylishly presented hallway with a light neutral decor and solid wood internal doors that feature throughout the property. Warmed by a radiator, the hallway boasts a luxurious Karndean wood-effect floor leading to a staircase with a glass balustrade and a dark sandy coloured carpet which also features in each of the bedrooms. Also located here are two ceiling lamp shades, wall-mounted coat hooks, and a consumer unit on the wall.

### **Bedroom Four**

*10'4 x 9'2 (3.15m x 2.79m)*

Boasting two windows to the front aspect with views towards the seafront, this neutrally decorated, carpeted bedroom includes a pendant light fitting and a radiator to warm the room.



### **Utility Room**

*9'1 x 5'2 (2.77m x 1.57m)*

Matching the kitchen on the first floor, this convenient space has beautiful wood-effect flooring and cream fronted wall and base cupboards which feature an integrated washing machine and house a Gledhill mains pressure water system. Splashback tiling in natural shades flows above a wood-effect solid countertop which incorporates a stainless steel sink and drainer with a swan neck mixer tap. The room also benefits from a radiator and a ceiling light.

### **Wet Room**

*9' x 6'8 (2.74m x 2.03m)*

Providing a luxurious shower room to hop into immediately after a day at the seaside, this generous wet room features a walk-in shower with a protective glass screen and enjoys fully tiled walls in natural stone shades and a cream speckled vinyl floor. A modern white suite consists of a low-level dual flush w.c, and a pedestal hand basin with a chrome mixer tap and wall-mounted mirror with a shaver socket wall light located above. Warmed by a large chrome heated towel rail, the room also benefits from a light and an extractor fan on the ceiling.

### **Bedroom Three**

*13' x 11'8 (3.96m x 3.56m)*

This good-sized double bedroom has two windows and a multi-pane glazed door to the rear aspect which provides direct access to a courtyard terrace. With a pendant light shade and a radiator to keep it cosy, this lovely space also includes a large under stair wardrobe which houses a regularly serviced Glow-worm gas boiler.

### **First Floor Landing**

A staircase from the hallway leads to the first floor landing space which also features a dark sandy coloured carpet that continues to a further staircase leading to the second floor. A pendant light shade and a radiator are located here. An open plan lounge-diner and kitchen form the first floor of this beautiful property.

### **Open Plan Living Area**

*35'11 x 15'4 max (10.95m x 4.67m max)*

Filled with an abundance of natural light, this generous living accommodation enjoys an open plan layout providing a sociable and practical family space. Upon entering the room, your eyes are immediately drawn to the breathtaking sea views provided by an expanse of deep sash windows and a glazed door which offers access to a decked balcony where you can admire the crashing waves and seaside life go by. Warmed by three radiators, this stunning room is truly the heart of the home and offers the versatility to arrange comfortable seating and dining areas that suit your personal requirements. The luxurious Karndean flooring also features in this impressive space which is illuminated by recessed spotlighting.

Tucked away to the rear corner of the room, the kitchen space has a contemporary style with a range of cream fronted wall and base cupboards which have brushed steel handles and include an integrated fridge-freezer and a dishwasher. With splashback tiling in natural sand shades, a wood-effect solid countertop incorporates a stainless steel sink and drainer with a swan neck mixer tap and a gas hob with an electric oven beneath. There is also a stainless steel and glass cooker hood located above the gas hob which has concealed lighting and extractor fan.

Within the kitchen area is a multi-pane glazed door with a sash window located on either side which provides rear access to a parking area.

### **Second Floor**

A further carpeted staircase from the first floor landing leads up to the second floor which continues with the light neutral decor throughout and is carpeted along the landing space and in the two bedrooms. At the top of the staircase is an obscure sash window to the side aspect and a ceiling light. Forming the second floor of this fabulous townhouse is a family bathroom, bedroom one, and an additional double bedroom.



### **Bedroom One**

*14'1 x 12'10 (4.29m x 3.91m)*

With a decked balcony overlooking the sea, this dreamy room enjoys the sights and sounds of the sea to wake up to every morning. Lit by a ceiling light and offering plenty of space for bedroom furniture, this fantastic room benefits from a substantial built-in wardrobe and a radiator to keep the room cosy. Two deep sash windows to the front aspect with a glazed door in between maximise the fabulous views and also provide access to the sheltered balcony.

### **Bedroom Two**

*15'2 x 9'6 (4.62m x 2.90m)*

Filled with natural light from two large sash windows to the rear aspect, this double-sized bedroom benefits from a radiator and a ceiling light to provide illumination.

### **Family Bathroom**

*8'8 x 7'9 (2.64m x 2.36m)*

This stylishly designed bathroom also features a luxurious Karndean floor and has a fresh neutral interior that enhances the natural light from the skylight window. With a separate enclosed shower cubicle, a modern white suite comprises a panel bath with a chrome mixer tap and a separate shower attachment, a pedestal hand basin with a chrome mixer tap and a dual flush w.c. The bath and shower cubicle are both beautifully finished with a smart tile surround in earthy shades that also features as the splashback above the hand basin. Benefiting from a large chrome heated towel rail, the room also includes a ceiling light and a wall-mounted mirror with a shaver socket wall light located above.

### **Outside and Parking**

Herring House includes an allocated parking space for one vehicle which is located within a gravel parking bay to the rear of the property. There is also on-street parking available right outside the front of the property, and there are two large long-stay car parks located at either end of the Esplanade.

When you're not spending time at the beach just outside your front doorstep, a paved courtyard terrace to the rear of the property provides a peaceful spot to relax or to store beach equipment.

Presented in extremely good order, Herring House offers a dream seaside lifestyle for the whole family and provides a fantastic opportunity to own a spacious home in one of the most desirable locations on the Isle of Wight. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

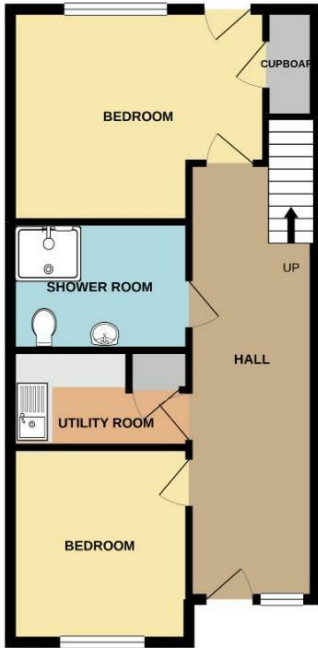
Council Tax Band: TBC

Services: Gas Central Heating, Electricity, Mains Water and Drainage

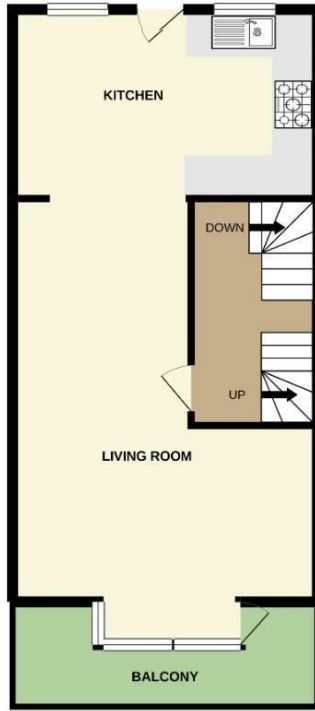
\*Please note that all fixtures and fittings are included in the sale



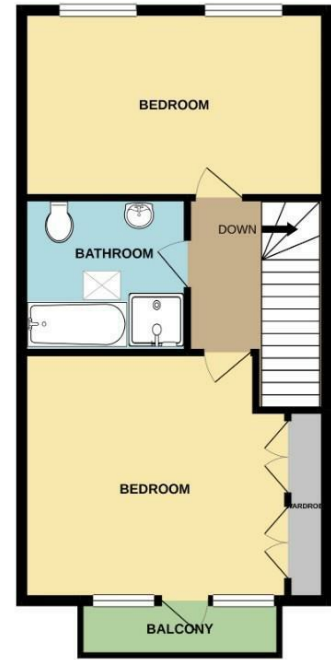
GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

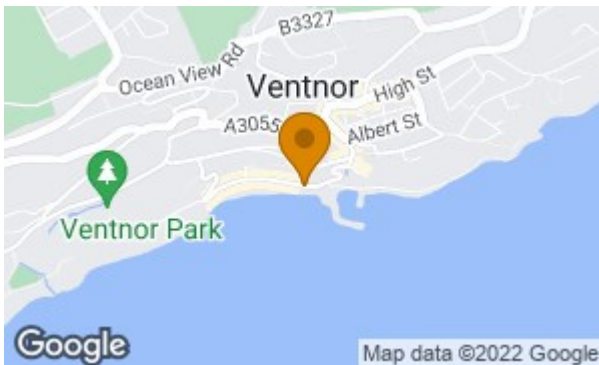


2ND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.5 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Agent Notes:**

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