



Apartment 2, Hillslea Court

Bath Road, Ventnor, PO38 1JY



£190,000

LEASEHOLD - SHARE OF FREEHOLD



Tucked away in a peaceful spot with uninterrupted sea views, this charming one-bedroom ground-floor apartment offers a cosy retreat with allocated parking and a delightful garden.

- Delightful ground floor apartment with sea views
- Well maintained and arranged
- South facing position enjoying plenty of sunshine
- Allocated parking space in private car park
- Local amenities and travel links close by
- One double bedroom with potential for two
- Plenty of storage throughout
- Decking area and lovely garden
- Short walk to seafront and esplanade
- Easy access to sandy beaches and coastal walks

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

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Enjoying a south facing position with beautiful views across the English Channel, this fabulous apartment is tucked away from the road and offers a peaceful retreat, overlooking the sea. The apartment comprises an open plan living dining room which opens into the kitchen. From the living dining room is access to a large storage cupboard and to the hall at the back of the apartment which provides access to the bathroom and the bedroom. The garden is made up of some fantastic seating space as well as opportunity to enjoy gardening too.

Apartment 2 Hillslea Court is ideal for those seeking a coastal lifestyle with the convenience of plenty of local amenities within easy reach. The nearby high street of Ventnor, which is within short walking distance from the property, has a fabulous range of boutique shops, fine eateries and supermarkets, and regular bus services that run through to both Newport and Ryde. Ventnor is renowned for its bustling arts scene with the Isle of Wight's award-winning Ventnor Fringe Festival that takes place every summer, and the Ventnor Botanic Garden which 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 property is surrounded by an abundance of local Victorian history and is conveniently located for magnificent coastal walks and numerous beaches. The promenade is located within a stone's throw from the property and provides breathtaking coastal walks towards Horseshoe Bay in one direction and the popular beach of Ventnor in the opposite direction, with its beautiful golden sands and vintage beach huts offering the perfect place to spend a blissful day at the beach. The coastal path continues to Luccombe Chine and as far as Shanklin and Sandown or towards the hidden gem of Steepill Cove in the opposite direction.

Welcome to Apartment 2, Hillslea Court

The ground floor apartment is accessed via steps down from the communal parking area which lead into a communal hallway and entrance. The apartment is accessed via the front garden, with beautiful sea views.

Living-Dining Room

Providing entry into the apartment through a glazed sliding door, this space is flooded with natural light from the large windows to the front aspect. The living area of the space has previously been used as a second bedroom and is also fitted with built in cabinetry. The space has been finished with an attractive wood effect laminate flooring and the space is neutrally decorated which continues through the accommodation.

Kitchen

Fitted with a range of modern base and wall cabinets allowing plenty of storage, this space integrated a fridge freezer, a double electric oven, and electric hobs. A large window to the front aspect offers spectacular views to enjoy whilst cooking or washing up.

Bedroom

Naturally lit by an internal transom window and a transom window to the rear aspect, this double bedroom is well proportioned and allows space for bedroom furniture. The space is carpeted and continues the carpet from the hall.

Bathroom

Accessed from the hall, this generous bathroom comprises a shower over bath, a w.c, a vanity hand basin with wall mounted cabinetry over, plus there is a large, fitted storage cupboard with mirrored doors which house the water tank, electric boiler, and the plumbing for a washing machine. The space is warmed by a large, heated towel rail, and an obscure glazed window to the rear allows natural light into the space.

**Garden**

Positioned to the front of the apartment, the garden benefits from an elevated decking area, ideal for dining al fresco style, and watching the boats on the English Channel. This spot also enjoys a front row seat to the fantastic Round the Island Race which happens yearly. The garden continues to an area of grass which is planted with borders creating a pop of colour. Steps on one side of the garden leads down to the other gardens and a pathway takes you down to Bath Road which connects you with the seafront and amenities. The garden offers wonderful, panoramic sea views from every angle and enjoys a south-facing position with sunshine for most of the day.

Parking

Hillslea Court offers private, off-road parking for residents with allocated bays. There is additional parking at the end of bath road, in a large car park.

Apartment 2, Hillslea Court offers a fantastic opportunity to acquire a fabulous one-bedroom apartment, set within a peaceful location, with spectacular sea views and parking. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Leasehold – Share of Freehold

Lease Length: 999 years from March 1989 (962 years remaining)

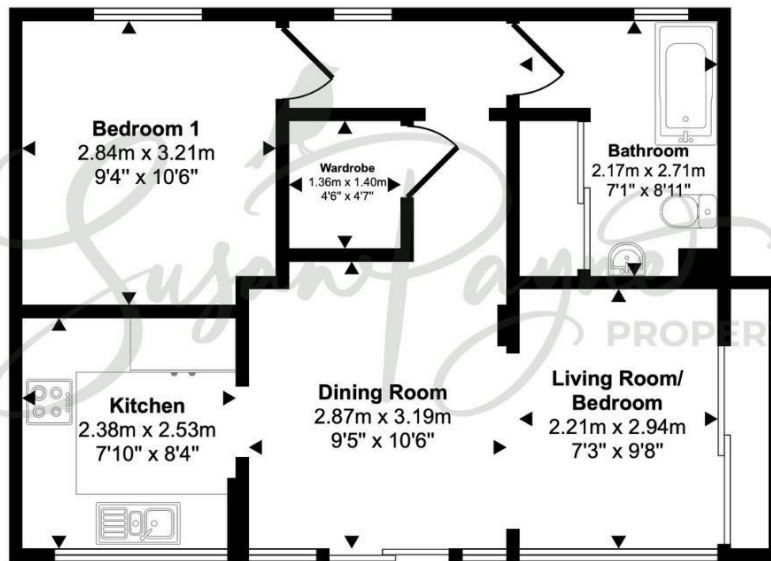
Charges: approx. £400 per annum

Council Tax Band: B (approx. £1,896.68 pa – Isle of Wight Council 2024-2025)

Services: Mains water, electricity, drainage

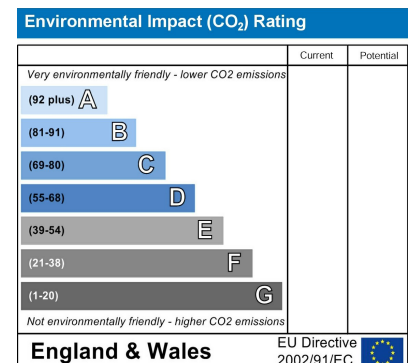
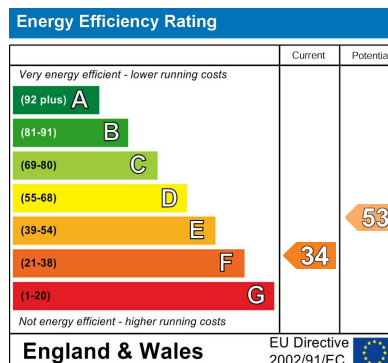


Approx Gross Internal Area
47 sq m / 502 sq ft



Floorplan

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.



Agent Notes:

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