

SPENCE WILLARD



Fernbank, 25 Zig Zag Road, Ventnor, Isle of Wight

Stunning four bedroom Victorian Villa set in the heart of Ventnor, boasting spectacular sea views. Beautifully maintained terraced gardens and driveway parking

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Beautifully maintained four-bedroom Victorian villa, in a desirable elevated position enjoying breathtaking panoramic sea views across the English Channel. This exquisite property extends over three floors, featuring superbly appointed living spaces throughout, benefitting from generously proportioned rooms, high ceilings, expansive picture windows and original period marble fireplaces. Immaculately kept terraced gardens complement a large patio area finished with premium Indian sandstone paving. The inclusion of two designated off-road parking spaces is a real bonus, ensuring practical ease and convenience. This wonderful residence is offered chain-free, with the option to include all contents through separate negotiation.

The property is within easy reach of Ventnor, celebrated for its distinctive microclimate that delivers more sunlight hours compared to the rest of the Island alongside a superb, sheltered beach. Only a short five minute walk away is the vibrant town centre, a popular destination with eateries, bars, coastal pubs, boutique shops and parks. The acclaimed Ventnor Botanic Garden is also the same distance nearby. Ventnor hosts the renowned Ventnor Fringe, recognised as the Isle of Wight's largest mixed arts festival, annually attracting hundreds of artists who gather to showcase their innovative creative works.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY Designed to complement the original structure of the building is this stunning Amdega conservatory with room for additional seating, large French doors and access through to the garden. Stylish overhead lighting.

HALLWAY Spacious, well-lit hallway, with access through to main principal reception rooms and stairs to all floors. Large understairs cloakroom for hats and coats.

KITCHEN Modern styled kitchen with a good range of wall and floor mounted storage units with wood worktops above. Large central island with breakfast bar, downlights and built-in sink with drainer. Large five ring gas hob and oven below. Gas fed two plate AGA, with two ovens,



inset dishwasher and fridge. Beautifully designed Amdega conservatory, comfortable seating and dining for eight people. Entry out onto the rear courtyard garden. Access through to the utility room.

UTILITY ROOM With space and plumbing for washing machine. Butlers sink and drainer with storage units below. Additional full ceiling height storage units. Views over the courtyard garden.

DINING ROOM A good sized dining room comfortably seating eight to ten people, original marble Victorian fireplace, built-in storage shelves and display unit. French doors with access onto the front garden with stunning southeast facing sea views. Beautifully designed full length curtains with remote control blinds.

SHOWER ROOM Tiled corner shower with glass door and panels, wash hand basin, heated towel rail, WC and fitted wall mirror.

FIRST FLOOR

LANDING Spacious landing with room for display units and stairs to Second Floor accommodation and First Floor. Doors to:

SITTING ROOM Charmingly presented large family sitting room, with access out onto the southeast facing BALCONY with room for additional seating and benefitting from stunning elevated sea views. Substantial Victorian marble fireplace, built-in storage shelves and display unit. Beautifully designed full length curtains with remote control blinds.

BEDROOM 1 Elegant large double bedroom with freestanding wardrobe. Access through to the EN-SUITE BATHROOM.

EN-SUITE BATHROOM Bath with tile surround, overhead shower unit, large wash hand basin with shelving below, bidet, WC, heated towel rail, mirrored wall unit, additional built-in storage shelves.

SECOND FLOOR

LANDING Access to the attic with power, lighting and boarded, large Victorian glass panelled ceiling unit.



BEDROOM 2 Large double bedroom with original feature fireplace. Stunning elevated sea views.

BEDROOM 3 Large double bedroom with original feature fireplace, views out over the terraced garden.

BEDROOM 4 Double bedroom with built-in wardrobe. Views out over the terraced garden.

BATHROOM Family bathroom with bath and tile surround, mixer taps and shower unit. WC and wash hand basin. Mounted wall mirror and storage cabinet.

OUTSIDE

DRIVEWAY parking for two cars with double electric point and gated access to the garden. To the front of the property is a large southeast facing Indian sandstone courtyard garden with an abundance of potted flowers and shrubs, all designed for minimal maintenance. Outside power and lighting. Lushington's quality **SUMMER HOUSE** with power, lighting, double glazing and fully insulated. Large, secluded decked area to enjoy al-fresco dining with friends and family. Rear courtyard garden and steps leading to further terraced gardens. Laid out as a vegetable garden with fruit tree. Further sea views from the terrace.

SERVICES Mains water, electricity, gas and drainage. Gas fired central heating.

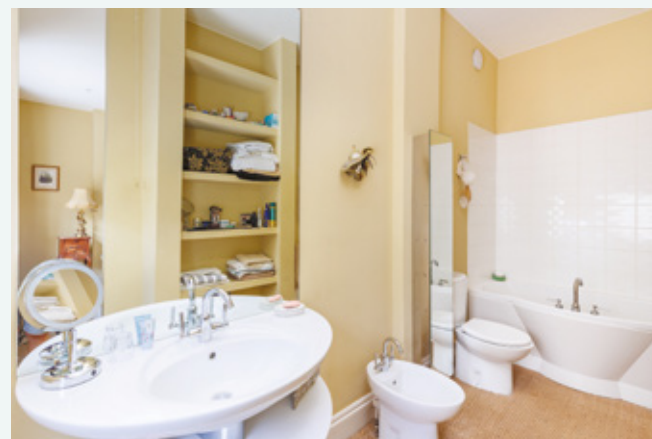
EPC Rating D

COUNCIL TAX Band E

TENURE Freehold

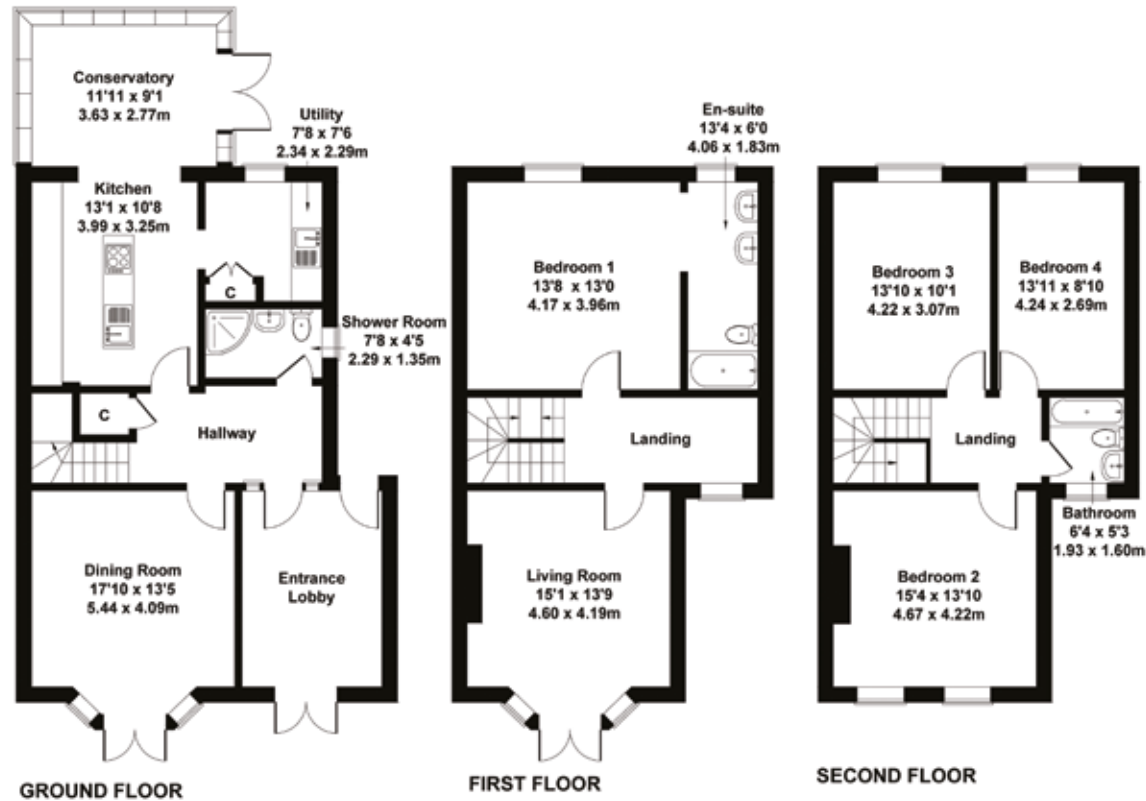
POSTCODE PO38 1BY

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Fernbank, 25, Zig Zag Road, Ventnor, PO38 1BY

Approximate Gross Internal Area
1862 sq ft - 173 sq m



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.