



Flat 2, Hillslea Court Bath Road, Ventnor, Isle of Wight, PO38 1JY



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A beautifully positioned ground floor apartment offering spectacular sea views, private outdoor space, and parking, just moments from Ventnor's vibrant town centre, seafront, and coastal walks.

One bedroom apartment with fabulous sea views

Hillslea Court is ideally positioned for those seeking a coastal lifestyle with the benefit of excellent local amenities close at hand. The vibrant high street of Ventnor is within easy walking distance and offers an eclectic mix of boutique shops, independent eateries, supermarkets, and regular bus services connecting to Newport and Ryde.

Surrounded by Victorian heritage and spectacular coastal scenery, the apartment is perfectly placed for scenic walks and beachside living. The promenade lies just a stone's throw away, offering breath-taking coastal walks towards Horseshoe Bay in one direction and Ventnor's popular sandy beach in the other, complete with its iconic beach huts. The coastal path continues on to Luccombe Chine, Shanklin and Sandown, or towards the unspoilt charm of Steephill Cove.

Interior

Apartment 2 is a ground floor apartment accessed via steps leading down from the communal parking area, through a communal entrance hall. The apartment itself is approached via its private front garden and enjoys beautiful sea views from its principal rooms.

Living / Dining Room

Entered via a glazed sliding door, this bright and versatile room is flooded with natural light from large front-facing windows, which frame superb sea views. Previously utilised as a second bedroom, the space benefits from built-in cabinetry and offers flexibility of use. Finished with attractive wood-effect laminate flooring and neutral décor, this style continues throughout the apartment. This room could be returned to its original layout which would provide a second bedroom.

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Guide Price



Kitchen

The kitchen is fitted with a range of modern wall and base units providing ample storage. Integrated appliances include a fridge freezer, double electric oven, and electric hob. A large front-facing window provides spectacular coastal views, making this an enjoyable and light-filled space.

Bedroom

The well-proportioned double bedroom is naturally lit via an internal transom window and a rear-facing transom window. The room allows space for freestanding bedroom furniture and is finished with fitted carpet, continuing from the hallway.

Bathroom

Accessed from the hallway, the generous bathroom comprises a bath with shower over, W.C., and a vanity hand basin with wall-mounted storage above. A large fitted cupboard with mirrored doors houses the water tank, electric boiler, and plumbing for a washing machine. An obscure glazed rear window allows natural light, while a heated towel rail provides warmth.

Exterior

Positioned to the front of the apartment, the garden enjoys an elevated decked seating area, ideal for al fresco dining and watching boats pass along the English Channel. This exceptional vantage point also offers a front-row seat to the annual Round the Island Race. The garden continues to a lawned area with planted borders adding colour and interest. Steps lead down to neighbouring gardens, while a pathway provides direct access to Bath Road, connecting easily with the seafront and town amenities. The garden benefits from panoramic sea views and a desirable south-facing aspect, enjoying sunshine for much of the day. Parking: Hillslea Court offers private, off-road parking with allocated spaces for residents. Additional parking is available nearby at the public car park at the end of Bath Road.

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

EPC: F

Additional Details - Tenure: Leasehold – Share of Freehold



Lease Length: 999 years from March 1989
Charges: approx. £400 per annum
Council Tax Band: B
Services: Mains water, electricity, drainage

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.

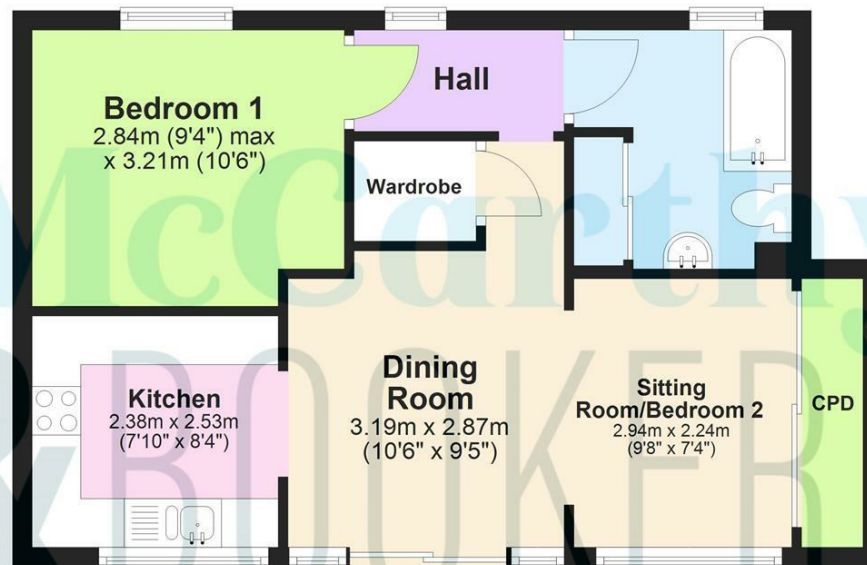
Disclaimer

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.

Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 43.0 sq. metres (463.3 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 other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group

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