

McCarthy  
& BOOKER



The Orchard Grove Road, Ventnor, PO38 1TS

**Guide Price £399,950**



An immaculate three bedroom bungalow with parking and fabulous sea views!

Fully refurbished and finished in a contemporary style with open plan living.

#### The Orchard

is a detached bungalow that has been comprehensively refurbished to an exceptional standard, creating a home that feels almost new while retaining the reassurance of traditional construction. The works completed include new electrics, full plumbing and boiler, as well as a new roof covering, fascias, soffits and windows. The result is a light and airy property, thoughtfully designed to maximise natural light and take full advantage of its sea views.

#### Interior

The accommodation is centred around a bright open-plan living space, where the lounge and kitchen combine to create a sociable and contemporary environment. The kitchen is well appointed with integrated appliances and a breakfast bar providing seating for four, while large windows and patio doors allow for an abundance of natural light and frame views out towards the sea. From the lounge, doors open directly onto a glass-panelled terrace, ideal for extending the living space outdoors.

There are three bedrooms, all well presented and thoughtfully arranged. The principal bedroom enjoys a large picture window with sea views, along with a range of modern high-gloss fitted units surrounding and over the bed. The second bedroom is also a comfortable double, featuring fitted wardrobes and matching units, while the third bedroom also benefits from a pleasant outlook towards the sea.

The bathroom is well equipped, comprising a separate bath, shower cubicle, wash hand basin set within a storage unit, and a heated mirror with integrated lighting, offering both practicality and a contemporary finish.



### Exterior

Outside there is a generously sized, fully enclosed garden. A lawned area is complemented by a substantial decked terrace, perfectly positioned to enjoy the far-reaching sea views and well suited to outdoor dining and relaxation.

Additional benefits include a large purpose-built store with power and lighting, providing excellent storage. To the front, a brick-paved driveway offers off-road parking for two vehicles.

### Ventnor

A Victorian seaside town that has fantastic views across the English channel. Despite its relatively small size, Ventnor offers a vibrant cultural scene with the town hosting an International and Fringe Festival. 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

Tenure: Freehold

EPC: D

Double glazed throughout

Gas central heating

Broadband max predicted: Download/Upload 900 mbps

Mains gas, electric, water and sewerage



### 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. 72.8 sq. metres (783.8 sq. feet)



Total area: approx. 72.8 sq. metres (783.8 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 [www.silverarchgroup.co.uk](http://www.silverarchgroup.co.uk)  
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**The Orchard, Grove Road, Ventnor**