



Southgrove Road | | Ventnor | PO38 1TN

Asking Price £600,000



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This stunning 6 bedroom terraced period house is located on Southgrove Road within walking distance to Ventnor town centre and award winning beach. The Ground floor of the property consists of a grand open plan living and dining room, a modernized kitchen with integrated appliances, a downstairs W/C and a utility room. The first floor consists of a shower room, 3 good sized bedrooms, and a W/C. The second floor consists of a family bathroom, 2 double bedrooms and 1 single bedroom. Outside offers a good-sized garden which has planning permission for future parking spaces. Other benefits of the property includes off road parking for 2 vehicles, a picturesque view of the channel and an open fireplace and gas central heating & double glazing. This is a must see!

- 6 BEDROOMS
- STUNNING CHANNEL VIEWS
- ADDITIONAL GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- TERRACED PERIOD HOUSE
- OFF ROAD PARKING FOR 2 VEHICLES
- CLOSE TO LOCAL SCHOOLS, SHOPS AND VENTNOR BEACH

## Entrance Hall

Living room  
16'7" x 11'5" (5.05 x 3.48)

Dining room  
12'7" x 10'5" (3.84 x 3.18)

Kitchen/Breakfast Room

Downstairs WC

Utility room  
7'10" x 7'11" (2.39 x 2.41)

First Floor Landing

Bedroom 1  
16'10" x 10'11" (5.13 x 3.33)

Bedroom 2  
12'8" x 10'11" (3.86 x 3.33)

## Shower Room

7'4" x 4'7" (2.24 x 1.40)

Cloak room

Second Floor Landing

Bedroom 6  
7'0" x 4'7" (2.13 x 1.40)

Bedroom 3  
13'4" x 10'2" (4.06 x 3.10  
(4.07 x 3.11))

Bedroom 4  
12'10" x 10'3" (3.91 x 3.12)

Bedroom 5  
10'3" x 8'10" (3.12 x 2.69)

Bathroom  
7'5" x 8'4" (2.26 x 2.54)

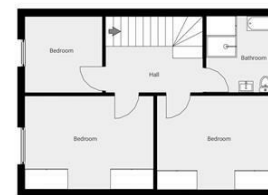
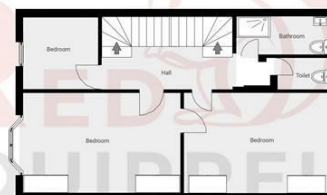


## 5 Southgrove Road

TOTAL AREA: 1796.65 sq ft - LIVING AREA: 1796.65 sq ft - FLOORS: 1 - ROOMS: 17

### Ground Floor

TOTAL AREA: 1796.65 sq ft - LIVING AREA: 1796.65 sq ft - ROOMS: 17



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12' 16'

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Council Tax Band **E**  
EPC Rating **D**

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