

# 35, Madeira Road

Ventnor, PO38 1QS



Boasting panoramic sea views, this fabulous 4 to 5 bedroom Victorian family home exudes character and space, offering flexible accommodation, and a beautiful terraced garden planted with tropical and sub-tropical plants.

- Substantial semi-detached family home
- Flexible and adaptable accommodation
- Stunning sea views to the front
- Terraced, tropical garden to the rear
- Naturally light and airy interiors
- Four to five double bedrooms
- Three large reception rooms
- Peaceful location on outskirts of town
- Plenty of original, Victorian features
- Short walk to amenities, coastal walks and beach

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

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Having been a loving family home for the last ten years, the property has been sympathetically updated over the years whilst keeping many of the traditional features in place. Boasting sea views from almost every room in the house, the accommodation comprises a porch leading into a large entrance hall providing access to three reception rooms, the staircase to the first floor, and to the rear hall. The rear hall provides access to the garden, a reception room, the utility room, and the print room. The first-floor landing is split into two levels with the lower level leading to a bathroom, w.c, and bedroom, and the upper level leading to two further bedrooms (one with an en-suite), and the studio which has potential to be two bedrooms. The outdoor space is accessed from two of the bedrooms and from the rear hall and has the perfect climate for tropical and sub-tropical plants.

35 Maderia Road is perfect for a family looking for 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 35 Madeira Road**

Occupying an elevated position above Maderia Road, 35 Maderia Road is accessed via steps up from the road to a little front garden and steps up into the porch.

### **Porch**

*4'1" x 4'1" (1.27m x 1.27m)*

This lovely porch has a few steps up, laid with Victorian style tiles, and provides access into the home. Glazed on three sides, the space boasts marvellous sea views, before entering the home.

### **Entrance Hall**

*25'6" x 6'11" (7.79m x 2.11m)*

Exuding beautiful tall ceilings and a wealth of period character, this stunning entrance hall is flooded with natural light and provides access through part of the ground floor. The stripped wooden floorboards create a warm, cosy atmosphere whilst providing durability, and the neutral wall décor elevates the feeling of space. The carefully crafted Victorian staircase occupies one side of space and is a delightful feature.

### **Living - Dining Room**

*30'2" x 14'4" (9.21m x 4.39m)*

Flooded with natural light and boasting the most wonderful sea views to the South, this lovely room offers plenty of space for all the family. With ample space for dining and living furniture, this room is truly the heart of the home and is partially divided by an open archway creating a wonderful feature. The wooden flooring continues in here like through most of the property and there is a beautiful open fireplace. The dining area of the room features a gas fired AGA sat within an alcove, as well as two large storage cupboards fitted either side. A window to the rear, into the internal courtyard, allows plenty of light into the space and the kitchen is accessed from here. This beautiful space has potential to become a large kitchen, if desired by the new owners.





### **Kitchen**

*10'0" x 6'5" (3.05m x 1.96m)*

The compact yet practical kitchen is fitted with a range of stylish Italian cabinets which offer plenty of storage as well as an integral slimline dishwasher. A sink and drainer is integrated within a beautiful Portuguese marble worktop with a matching upstand. There is a window and a door to the side, into the internal courtyard. The room also offers space for a free-standing fridge freezer.

### **Sitting Room**

*18'0" x 15'3" (5.50m x 4.65m)*

Situated to the front of the property is an impressive reception room with a large bay window to the front aspect, with glorious views to the English Channel. The space features an open fireplace with a gorgeous marble surround and is complimented by a range of characterful ceiling mouldings.

### **Office**

*19'0" x 12'1" (5.81m x 3.69m)*

Currently utilised as an office, this fantastic reception room offers flexible accommodation and could be used in a number of ways. Featuring a bay window to the side with windows facing towards the sea, creating more stunning views across the ocean, the space also includes an open fireplace as well as continuing the period features.

### **Rear Hall**

*extending to 21'7" (extending to 6.6m)*

This space provides access to the Utility Room, Print Room, Garden, and Living-Dining Room, plus the under stairs cupboard.

### **Print Room**

*11'1" x 5'10" (3.39m x 1.79m)*

Currently set up for relief printing, this room houses the regularly serviced gas combination boiler and offers a window to the side, looking into the internal courtyard.

### **Utility Room**

*9'6" x 7'3" (2.91m x 2.21m)*

Fitted with a range of base and wall cabinets, ideal for storage, this handy utility room is also equipped with a w.c, and a pedestal hand basin. The cabinets offer undercounter space for two appliances, including plumbing for a washing machine. There is a window to the side aspect which allows natural light in, and the floor is tiled with neutral tiles.

### **First Floor Landing**

*14'6" max x 20'11" max (4.43m max x 6.39m max)*

Accessed via the wooden staircase from the entrance hall is the first-floor landing. The landing is split level which offers a bathroom, bedroom, and w.c on the lower half, and two bedrooms (one en-suite) and the studio on the upper half. There is access to the loft from here and a window to the rear allowing natural light into the space.

### **Bedroom Three**

*21'10" max x 12'0" (6.68m max x 3.68m)*

Currently set up with a sofa bed, this delightful bedroom features a characterful fireplace, a window and door to the side aspect, a window to the front aspect with lovely sea views, and a transom style window to the rear aspect, flooding the room with plenty of natural light. There is direct access to the garden from here and the space is finished with a hessian style carpet, and a hand basin in one corner.



### **Cloakroom**

*5'8" x 3'7" (1.74m x 1.11m)*

This handy cloakroom is equipped with a w.c, a wall mounted hand basin, and a window to the side aspect, to let the natural light in.

### **Family Bathroom**

*9'7" x 5'10" (2.94m x 1.80m)*

Benefitting from a window to the side aspect with views over the internal courtyard, this fabulous bathroom is equipped with a bath featuring a shower over, a hand basin, plus the airing cupboard containing the header water tank.

### **Bedroom One**

*17'6" x 14'8" (5.35m x 4.49m)*

Generously proportioned and boasting a bay window to the front aspect with stunning sea views, this naturally light bedroom features a wonderful open fire with a marble surround also leads to an en-suite shower room.

### **En-Suite Shower Room**

*8'0" x 6'7" (2.45m x 2.02m)*

Also featuring a window to the front aspect with beautiful, uninterrupted sea views, this spacious en-suite offers a large shower cubicle, a pedestal hand basin, and a w.c. The wooden floors and high ceilings continue here.

### **Bedroom Two**

*18'11" x 12'6" (5.79m x 3.82m)*

Flooded with natural light from the bay window to the side aspect, this fantastic double bedroom features a wonderful fireplace and a pedestal hand basin.

### **Studio**

*29'10" x 14'4" max (9.10m x 4.37m max)*

Offering plenty of opportunities to utilise in a range of ways, this fantastic space is currently set up as a studio and features dual aspect windows to the front and rear, with the front boasting wonderful sea views. Originally two rooms, this space could be used as a large family living room, turned into one large double bedroom, or used as two double bedrooms once again. The space is neutrally decorated and features four strip lights, plus there is access to a little storeroom which leads directly out to the garden.

### **Studio Store**

*11'0" x 3'6" minimum (3.36m x 1.08m minimum)*

Accessed from the rear of the studio, this space is split into two smaller rooms which is ideal for storage. There is also potential to be converted into an en-suite for a bedroom, if required. In the second half of the space, there is a window to the side which overlooks the internal courtyard.

### **Garden**

Situated in an elevated position with views over the rooftops towards the sea. The garden offers an abundance of tropical, sub-tropical, and British plants which create a beautiful, sunny oasis, to relax in. An old stone wall to the rear of the garden creates a bit of character, and the stone edged beds and pathway offer space to grow your own or add to this delightful garden. There are steps down one side of the garden leading to a gravelled area to one side of the house with access to two storerooms, one fitted with water as well as electric.

### **Parking**

On street parking is available on Madeira Road.



35 Madeira Road presents a fantastic opportunity to acquire a large four-to-five-bedroom Victorian family home with spacious and flexible accommodation. An early viewing is highly recommended with the sole agent, Susan Payne Property.

**Additional Details**

Tenure: Freehold

Council Tax Band: E (approx. £2,980.50 pa – Isle of Wight Council 2024/2025)

Services: Mains water, gas, electricity, and drainage



GROUND FLOOR  
1525 sq.ft. (141.7 sq.m.) approx.

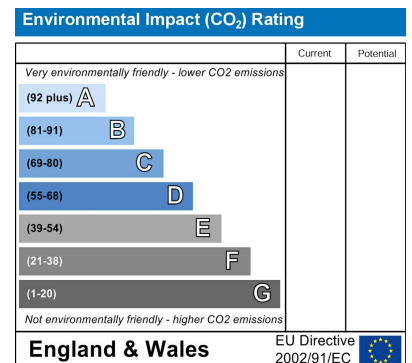
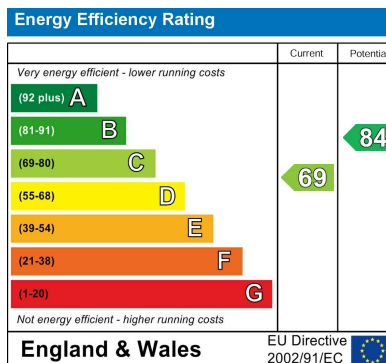


1ST FLOOR  
1509 sq.ft. (140.2 sq.m.) approx.



TOTAL FLOOR AREA : 3035 sq.ft. (281.9 sq.m.) approx.

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