



Sunny Lea, Laceys Lane

Ventnor, PO38 2DN

£400,000
FREEHOLD



Situated on the outskirts of the popular rural village of Niton, this fantastic three-bedroom bungalow offers spacious accommodation with beautiful gardens and the opportunity to put your own stamp on.

- Generous detached bungalow
- Potential to put your own stamp on
- Short walk to the village centre
- Integral garage and driveway parking
- Beautifully maintained and arranged
- Three double bedrooms
- Fantastic garden with beautiful views
- Countryside and coastal walks on the doorstep
- Idyllic, rural village setting
- Offered for sale chain-free

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

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Beautifully maintained over the last eight years of ownership, this detached bungalow benefits from spacious accommodation comprising a porch leading into the entrance hall, which leads to three bedrooms, the lounge-diner, the kitchen, and the shower room. From the kitchen and the lounge-diner, there is access to a large conservatory to the rear, which leads into another conservatory, providing access to the utility room, cloakroom, and the garage. The sizeable garden to the rear offers plenty of opportunity to adapt and create a wonderful garden oasis and to make the most of the glorious views to the rear. The property also benefits from off-road parking and a garage.

Located in an enviable spot surrounded by an Area of Outstanding Natural Beauty, this lovely bungalow occupies a fantastic position overlooking a quiet country road and offers a fantastic opportunity for anyone wishing to own a slice of rural life. Sunny Lea is set just moments away from the ever-popular village of Niton, which has a substantial general store, a doctor's surgery and a pharmacy, a primary school, and a post office which incorporates a bar and restaurant. There are also highly regarded village pubs, including The White Lion and the historic Buddle Inn, favoured by smugglers in years gone by. The village is served by Southern Vectis bus route 6, which connects with Newport and Ventnor, and mainland ferry links can be found in Ryde, Fishbourne, Cowes, and Yarmouth.

Welcome to Sunny Lea

Located on the popular but quiet Laceys Lane, the property enjoys a large frontage which is mostly laid to lawn and features a couple of trees as well as mature shrubs and hedging. A block-paved driveway to the front of the property provides off-road parking and a path leads up to the front door.

Porch

Benefitting from an obscure glazed window to the side aspect, the partially glazed door opens into the porch, which offers space to store coats and shoes, if required. A glazed door opens into the entrance hall.

Entrance Hall

Fitted with neutral carpets which flow through most of the property, this space benefits from a window to the side aspect and leads through the bungalow, plus there is access to a large airing cupboard and built-in dresser.

Lounge-Diner

Situated to the rear of the property with views into the conservatory and to the garden beyond, this fantastic room offers ample space for dining and living furniture, as well as featuring a wonderful gas-fired log burning stove, creating a wonderful cosy atmosphere, particularly within the cooler winter months. A large sliding door opens into the conservatory.

Bedroom One

Enjoying views of the garden from the two windows to the rear aspect, this lovely double bedroom benefits from fitted wardrobes, plus there is access to the loft from here.

Bedroom Two

Fitted with over-bed storage, this double bedroom features a window to the front aspect with views over the front garden.

Bedroom Three/Snug

This versatile room could be utilised in a number of ways including a double bedroom, snug or movie room, or as an office. With a bow window to the front aspect, the room enjoys views of the front garden.

Shower Room

Finished with neutral floor and wall tiles, this fantastic shower room boasts a large walk-in electric shower, a vanity hand basin, and a corner WC. The space is finished with an obscure glazed window to the front aspect.



Kitchen

Fitted with a range of base and wall cabinets, including integrated appliances, this fantastic kitchen benefits from a window to the front aspect and a glazed door leading into the conservatory. The white kitchen cabinets integrate an undercounter fridge and freezer as well as a mid-level double oven, and electric hobs integrated within the worktop.

Conservatory

Accessed from the kitchen and the lounge-diner, this fantastic space offers wonderful views over the garden with a glazed door leading to the patio. This space has potential to be utilised in a number of ways and there is a door into another conservatory.

Conservatory

Adjoining the other conservatory, this handy space offers versatility and benefits from patio doors to the garden. There is access to the utility room and cloakroom.

Utility Room

With undercounter space for three appliances, including plumbing for two appliances, this space offers additional storage as well as access to the cloakroom and the garage.

Cloakroom

This space features a WC and a hand basin as well as a window to the side aspect.

Garage

Accessed from the utility room or from the electric up and over door, this handy garage space offers parking for a car or could be utilised as storage or further living accommodation (subject to planning). The space also benefits from loft access, ideal for storage.

Garden

Enjoying the sunshine for most of the day, this fabulous garden offers lawn areas, a delightful wooded area, a beautiful pond filled with waterlilies, and a wonderful archway enjoying a mature wisteria. It is evident that the garden has been loved and enjoyed over the years, and it now offers the new owners a chance to get stuck in and bring it back to its former glory. To the rear of the garden is a raised decking area which makes the most of the spectacular downland views.

Parking

The property benefits from driveway parking for up to two vehicles, with additional parking in the garage for a car. Additionally, there is unrestricted on-road parking on Laceys Lane, if required.

Sunny Lea presents a fantastic opportunity to acquire a spacious detached bungalow with three double bedrooms, a lovely garden with views, and driveway parking with a garage.

Additional Details

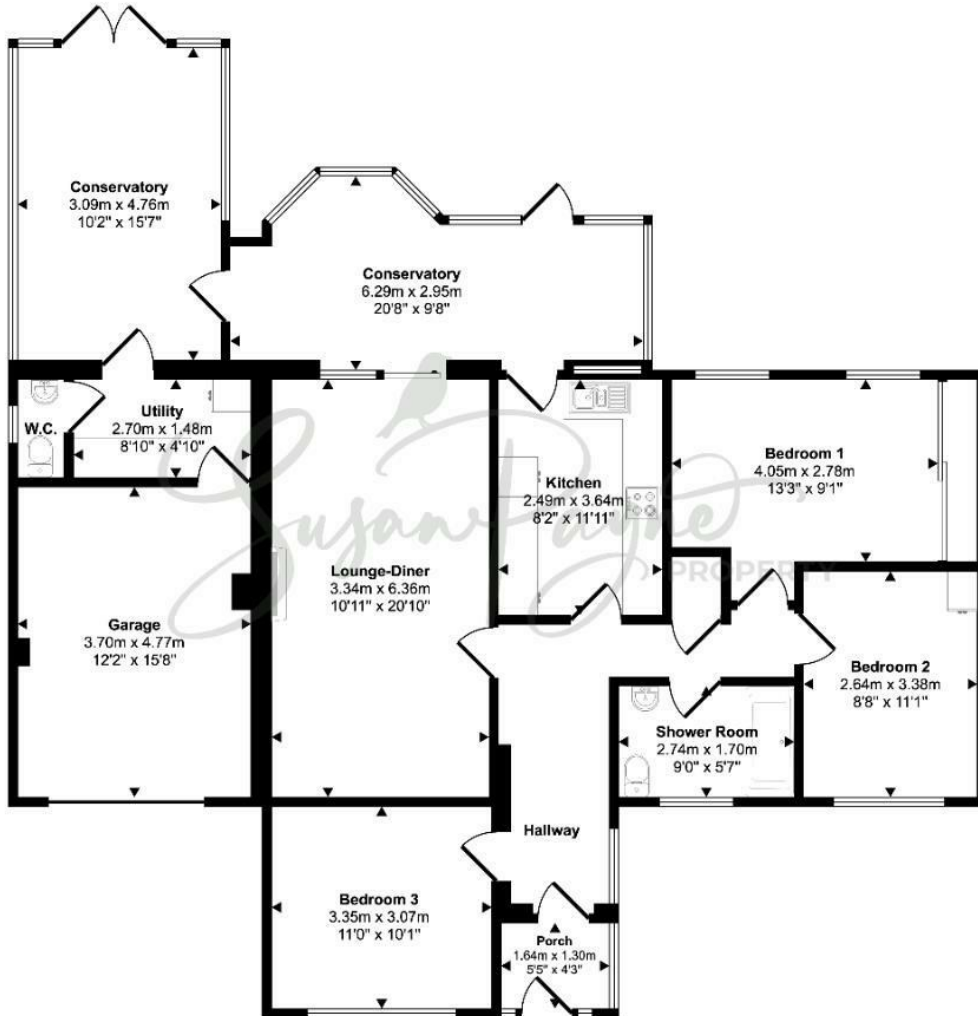
Tenure: Freehold |

Council Tax Band: D (approx. £2,418.26 pa – Isle of Wight Council 2025/2026) |

Services: Mains water, drainage, electricity, LPG gas (gas fire only)

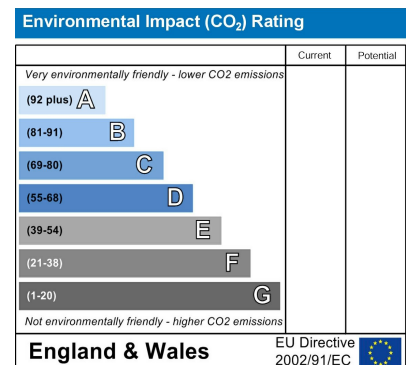
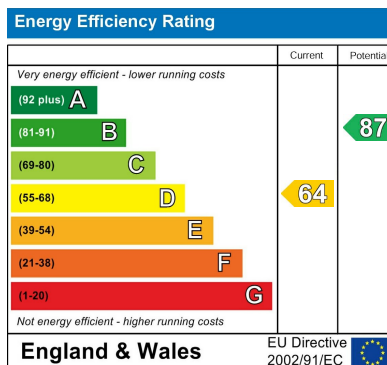
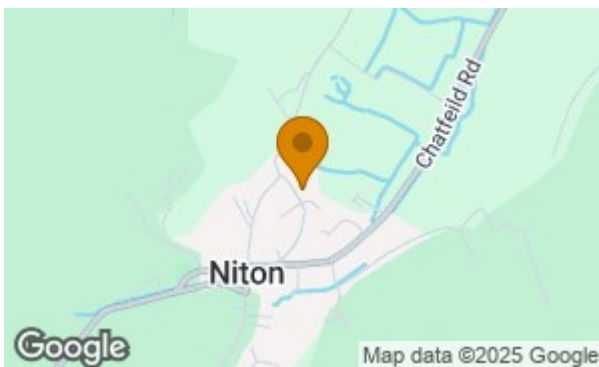


Approx Gross Internal Area
142 sq m / 1530 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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