

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

1 Grove Hurst

Marlborough Road, Ventnor, Isle of Wight PO38 1TF



A beautifully presented three-bedroom period townhouse in the heart of Ventnor, blending elegant original features with contemporary styling, versatile accommodation, and coastal lifestyle appeal.

- Beautifully presented period townhouse arranged over three floors
- Elegant sitting room with bay window and feature fireplace
- Contemporary shower room plus additional cloakroom
- Luxurious freestanding bath set within principal bedroom
- Convenient central Ventnor location close to amenities and seafront
- Three double bedrooms with versatile accommodation
- Stylish living room with bifold doors to the terrace and garden
- Character features including fireplaces and high ceilings
- Tastefully decorated throughout in soft neutral tones
- Approximate internal area of 1,227 sq ft

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

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Occupying a desirable position within the heart of Ventnor, 1 Grove Hurst is an exceptionally well-presented period townhouse combining timeless character with tasteful contemporary styling. Arranged across three thoughtfully designed floors, the property offers flexible accommodation ideal for families, downsizers seeking generous living space, or those looking for a charming coastal retreat. Elegant interiors, original fireplaces, beautiful proportions and carefully curated décor create a welcoming home with warmth and personality throughout.

Situated within easy reach of Ventnor's vibrant town centre, 1 Grove Hurst enjoys superb access to a wonderful selection of independent boutiques, cafes, restaurants and everyday conveniences. Ventnor is celebrated for its unique microclimate and relaxed coastal atmosphere, and the nearby seafront is famed for its golden beach, traditional promenade and scenic coastal walks stretching towards Wheelers Bay and the picturesque village of Bonchurch. Ventnor Haven Fishery is a popular local destination for freshly caught crab and lobster, while the harbour and historic bandstand provide panoramic views across the English Channel. Regular public transport links connect Ventnor with Newport and Ryde, whilst mainland ferry services to Portsmouth and Southampton can be reached in approximately 30 minutes by car.

Welcome to 1 Grove Hurst

Approached from an attractive residential street lined with charming period and contemporary homes, 1 Grove Hurst immediately impresses with its handsome red-brick façade, contrasting pale stone detailing and welcoming entrance. Steps rise to the front door framed by decorative stained-glass panels and hanging baskets, setting the tone for the character and charm found throughout the property. The elegant entrance hall provides an inviting first impression with soft neutral décor, plush carpeting and glazed balustrading adding a subtle contemporary touch.

Entrance Hall

A bright and welcoming entrance hall extending through the ground floor, beautifully presented with soft neutral décor and quality carpeting. A split-level staircase leads down to the lower-ground floor and also rises to the first floor.

Sitting Room

Currently arranged as a sophisticated and grand sitting room, this elegant space benefits from a large bay window fitted with plantation shutters, allowing natural light to flood the room. A feature fireplace, fitted shelving/cabinets and high ceilings enhance the period charm, whilst the generous proportions could offer flexibility for use as an additional bedroom if desired.

Bedroom Three

A charming and beautifully styled bedroom featuring soft muted tones, timber flooring, an original fireplace and a useful fitted wardrobe. A large window provides excellent natural light, creating a peaceful and inviting guest bedroom or home office space.

Shower Room

Finished in contemporary neutral tiling, the stylish shower room comprises a walk-in shower enclosure with rainfall shower, vanity wash basin and WC. Clever use of space and modern fittings create a sleek and practical room.

Lower Ground Floor Kitchen/Dining Room

The magnificent, open-plan lower ground floor features an attractive kitchen and dining area, perfectly suited to modern family living and entertaining. Shaker-style cabinetry is complemented by luxurious dark worktops, a quality range cooker a large American style fridge/freezer, built-in wine cooler and microwave. The kitchen also benefits from an electric tap. The worktop sweeps around into a peninsula, ideal for bar stool seating which combines with the ample dining space to create a wonderfully sociable atmosphere. The room benefits from excellent natural light and direct access to the front courtyard.



Front Courtyard and Utility Cupboard

Accessed from the kitchen, and set neatly below street level, the front courtyard is a low maintenance area with a part-glazed roof to create a useful year-round outside space. To one end, a cupboard features plumbing and power for a washing machine, which can be stacked with a dryer to create a fantastic utility cupboard.

Living Room

Positioned adjacent to the kitchen/dining room, the stunning living room offers a relaxed and comfortable retreat with generous proportions and flexible layout possibilities. Arranged around a contemporary stove, the living room is filled with natural light, and enjoys a seamless connection to the terrace and garden beyond, with full width bifold doors spanning the end wall.

Gardens & Outside Space

The property benefits from an enchanting outside setting with established planting and a wonderfully tranquil atmosphere. Intelligently designed to make the most of the famous Ventnor microclimate, the south facing garden features a terrace, which provides a fantastic outdoor seating and dining area, complete with an awning and outside lighting. From the terrace, steps lead up between mature planting and a water feature to an upper level featuring well-established greenery and decorative detailing to create a peaceful retreat. The central path leads on to an enchanting summerhouse, and further to a paved upper garden, which also benefits from a tool shed and a gate to the rear for access.

Cloakroom

Conveniently positioned on the split-level turning staircase, the cloakroom provides additional practicality with a WC and wash hand basin finished in a contemporary style.

First-Floor Landing

The first-floor landing continues the home's elegant presentation with glazed balustrading and soft neutral décor, providing access to the two principal bedrooms.

Bedroom One

A beautifully proportioned principal bedroom enjoying wonderful character features including exposed timber flooring and a striking cast-iron fireplace. The freestanding clawfoot bath positioned within the room creates a luxurious boutique-hotel feel, whilst the generous dimensions allow ample space for furnishings. Soft neutral décor enhances the calm and restful atmosphere.

Bedroom Two

Another spacious double bedroom, beautifully presented with calming grey tones, fitted storage and a feature fireplace. Large windows fitted with plantation shutters allow excellent natural light, making this an equally impressive guest or family bedroom.

Parking

A discounted parking permit is available for the local car park, which is located just two minute's walk from the property.

In Summary

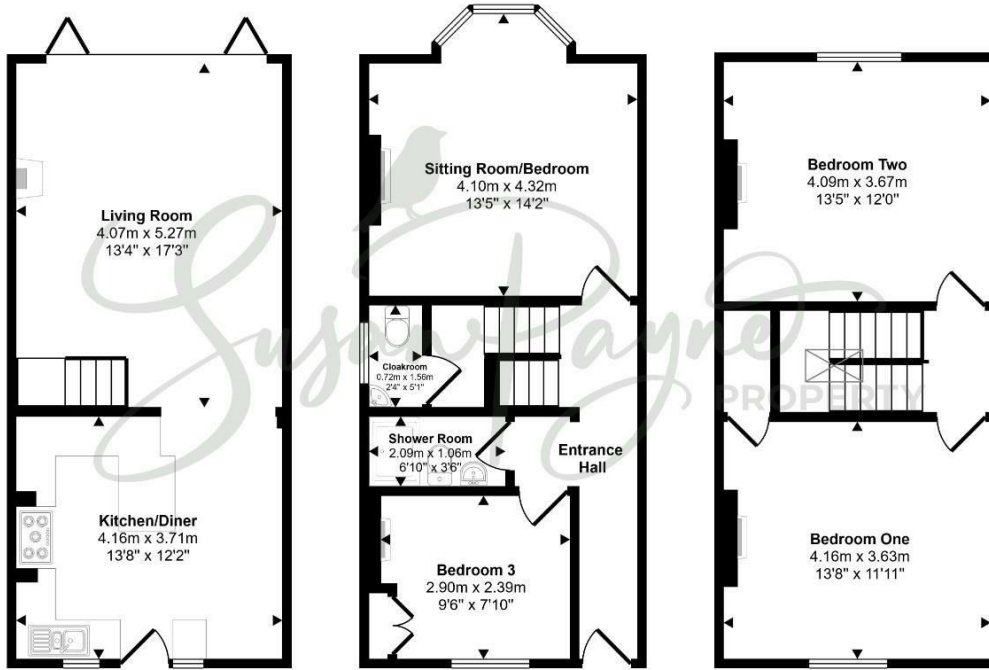
1 Grove Hurst presents a rare opportunity to acquire an immaculately presented period home within one of the Isle of Wight's most desirable coastal towns. Combining elegant character, versatile accommodation and stylish interiors throughout, this exceptional property is perfectly suited for both permanent residence and luxurious coastal living. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: C (Approx £2346.22 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
 114 sq m / 1227 sq ft



Lower Ground Floor
 Approx 38 sq m / 404 sq ft

Ground Floor
 Approx 39 sq m / 417 sq ft

First Floor
 Approx 38 sq m / 406 sq ft

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.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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