

# SPENCE WILLARD



9 Cliff House, Bonchurch Shute, Bonchurch, Isle of Wight

A beautifully refurbished top floor apartment within a period building enjoying far reaching sea views.

VIEWING - 01983 873000  
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This particularly light and spacious apartment that has recently undergone comprehensive renovations to bring the property up to a very modern standard yet retaining all of its period character including high ceilings, deep skirting, original doors and sash windows complemented by a brand new kitchen, heating system, electrics and new wall and ceiling surfaces throughout as well as new bathrooms and carpets. The end product is a stunning third floor apartment situated within an attractive stone building which was formerly The Bonchurch Family Hotel with stunning sea views and communal gardens with an off-road parking spot and the benefit of a renewed long lease. There is a residence committee and managing agent that has been responsible for a range of improvement works to the building which include repointing to the front and rear elevations as well as plans to relay the drive.

Cliff House is situated in the enchanting village of Bonchurch which is steeped in history and largely comprising early Victorian stone villas, on the southern slopes of St Boniface Down and with various sandy bays below including Monks Bay. Nearby is the excellent Bonchurch Inn, whilst Ventnor's town center is also within a short walk providing an array of shops and restaurants as well as beachfront cafes and a fish market. The delightful Botanical Gardens have a range of sub-tropical plants that thrive in the area's excellent micro-climate.

#### Accommodation

##### Ground Floor

##### Entrance

Communal stairs which opens onto an extremely light hallway stretching the length of the property with windows overlooking the side. Cupboard housing consumer unit.

##### Bathroom

A large suite incorporating pedestal wash basin, shower, roll top slipper bath with ball and claw feet.

##### Kitchen

An attractive space with views of the undercliff and with well-appointed kitchen offering a range of shaker style under-counter and wall-mounted storage units with space and plumbing for a fridge, dishwasher, integrated cooker and AEG four ring hob with Bosch extractor over. Wall-mounted Glow Worm combination boiler and space and plumbing for a washing machine and tumble dryer. Oak

worktops with tiled splashbacks incorporating stainless steel sink with mixer tap over. Fireplace housing a vintage island made cast iron top burning stove. Walk-in pantry cupboard with shelving. Loft access.

##### Sitting Room

A room of impressive proportions with fantastic south-westerly view toward the English Channel. High ceilings and deep skirting boards.

##### Bedroom

Another superb room with sea views and sash window looking out to sea and along of the magnificent undercliff.

##### W.C.

Separate W.C. with corner sink.

##### Outside

Cliff House has a large elevated garden enjoying sea views and glorious southerly aspect, there are well-tended borders with various hedging to enable privacy for the residents.

##### Parking

There is ample parking with a dedicated space and compacity for visitors to park on the driveway or on the roadside of Bonchurch Shute.

##### Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators.

Post Code PO38 1NU

##### EPC Rating E

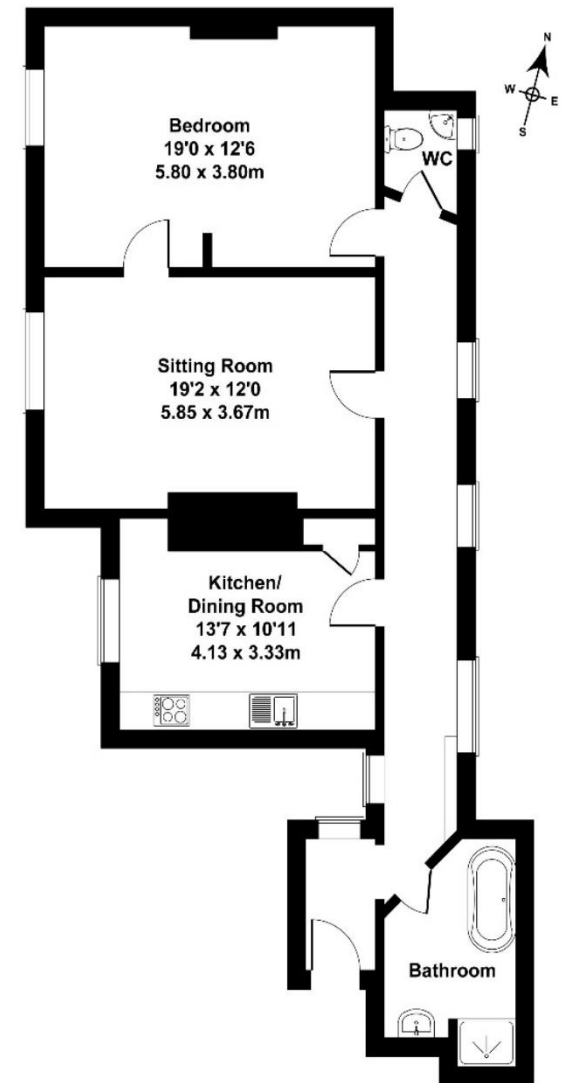
**Tenure** Leasehold - with a balance of a 999 year lease from August 2018. A managing agent is appointed but maintenance and insurance are arranged separately between the other eight residents within the building. The service charge which contributes towards the insurance as well as a 'sink fund' for ongoing maintenance is currently approximately £400 per month but 50% of that figure reduces to nothing in mid 2023. Holiday letting is not permitted within the lease but assured shorthold tenancy is possible.

##### Viewings

All viewings will be strictly by prior arrangement with the sole selling agents.

## 9 Cliff House

Approximate Gross Internal Area  
872 sq ft - 81 sq m



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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