



71 Leeson Road
Ventnor | Isle of Wight | PO38 1PS

FINE & COUNTRY

Seller Insight

“ Perched on the sunny south coast of the Isle of Wight, Ventnor is a thriving seaside town known for its unique microclimate, artistic spirit, and breathtaking sea views. Sheltered by steep cliffs and overlooking the English Channel, Ventnor enjoys some of the warmest temperatures in the UK, making it a haven for subtropical plants, coastal walks, and outdoor living.

Once a fashionable Victorian resort, the town retains much of its period charm, with elegant architecture, colourful villas, and a pretty esplanade that leads to its sandy and shingle beach. Today, Ventnor is equally celebrated for its vibrant arts and food scene, offering independent shops, galleries, and an array of acclaimed cafés and restaurants — many of which source locally from the sea and nearby farms.

A highlight of the area is the award-winning Ventnor Botanic Garden, where exotic plants thrive in the town's unique climate, and the dramatic coastal paths of the Undercliff, which provide stunning walking routes and panoramic views.

Whether you're seeking a peaceful retreat, an active lifestyle, or a strong sense of community, Ventnor offers a delightful mix of natural beauty, heritage, and modern comforts — a true gem on the Isle of Wight's southern shore.*”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

71 Leeson Road

Occupying an elevated position above the historic village of Bonchurch, this impressive, detached home presents a rare opportunity to secure a substantial property with far-reaching sea views and a generous southerly outlook. Set on a double-width plot extending to approximately two-thirds of an acre, this superb residence offers the perfect blend of coastal charm and versatile living space.

The approach to the property reveals ample off-road parking and a welcoming sun terrace, ideally positioned to capture the best of the day's sunlight while overlooking beautifully maintained gardens and the sparkling sea beyond. The front of the home enjoys a lawned garden with mature borders, providing privacy and a picturesque setting for outdoor relaxation. From here, access leads around both sides of the property to the rear gardens, which rise in tiers and back onto National Trust downland. This private outdoor space is awash with mature planting and a sense of seclusion, offering a peaceful retreat with sweeping views towards the English Channel. A recent addition to the gardens is a fantastic, insulated timber cabin, complete with power, lighting and broadband connection, ideal for those wishing to work from home.

Inside, the house offers spacious and adaptable accommodation. A bright entrance hall leads through to a large sitting and dining area, where generous picture windows and double doors frame the sea views and invite natural light throughout. A charming open fireplace adds warmth and character to the living space, making it ideal for cosy evenings or entertaining. The adjoining reception room is substantial, once two rooms, they have been partially opened to create a versatile space dependent on your needs, enjoying direct access to the front terrace and showcasing views of the sea and surrounding downland. Whether used as a snug and lounge, studio, second living area, or games room, this space brings both functionality and potential.

The kitchen is fitted with a range of modern units and enjoys a garden outlook, also adjacent there is access to a utility room, store, and rear lobby. The accommodation on the ground floor also includes a fourth bedroom, guest WC, and ample storage throughout. The layout presents a flexible arrangement that could easily be adapted to suit a variety of lifestyle needs, including multi-generational living or home-working arrangements.

Upstairs, the principal bedroom is a spacious and serene retreat, offering built-in storage and lovely sea and downland views. Two further well-proportioned bedrooms continue to capitalise on the home's elevated setting, with one featuring a charming dormer window and south-facing aspect. A family bathroom completes the first floor, with views over the garden from the rear.

This outstanding property is wonderful prospect for buyers, offering a rare combination of location, land, and lifestyle potential. With generous grounds, captivating sea views, and proximity to Bonchurch's tranquil charm and nearby Ventnor's vibrant seafront, it presents a superb seaside retreat to its new occupants.







Travel Information

13.6 miles from Fishbourne to Portsmouth Ferry Terminal
15.1 miles from East Cowes to Southampton Ferry Terminal
21.3 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Ventnor Tennis Club, Ventnor	0.7 miles
Ventnor Golf Club, Ventnor	1.8 miles
1Leisure The Heights, Sandown	4.8 miles
Rew Valley Sports Centre, Ventnor	1.8 miles

Healthcare

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 857288
The Bay Medical Centre, Sandown	01983 409292
South Wight Medical Practice, Niton	01983 730257

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	12.3 miles

(01983 822099)

Education

Primary Schools:	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290
St Francis Catholic & C of E Primary Academy, Ventnor	01983 857449
Godshill County Primary School, Godshill	01983 840246

Secondary Schools/Colleges:	
Island Free School, Ventnor	01983 857641
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde Private, Queens Road, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools:	
St Catherines School, Ventnor	01983 852722
Medina House, Newport	01983 522917
St Catherines, Grove Road, Ventnor	01983 852722

Entertainment

Restaurants / Bars
Bonchurch Inn, Bonchurch
The Buddle Inn, Niton
White Horse, Whitwell
White Lion, Niton
The Hambrough, Ventnor
The Royal Hotel, Ventnor
The Crab Shed, Ventnor
The Hillside, Ventnor
The Met, Esplanade, Ventnor
The Spyglass Inn, Esplanade, Ventnor

These bars and restaurants are available within a 5-mile radius of this home

Local Attractions / Landmarks

Ventnor Botanic Gardens – Ventnor
St Catherine's Lighthouse, Niton
Hoy Monument – Whitwell
St Catherine's Oratory – Blackgang
Alum Bay Theme Park, Totland Bay
National Trust – Ventnor Downs, Ventnor
Appuldurcombe House – Wroxall
Isle of Wight Donkey Sanctuary, Wroxall
Model Village – Godshill
Shanklin Chine & Old Village - Shanklin
The Wildheart Animal Sanctuary - Sandown
Blackgang Chine – Blackgang
Isle of Wight Pearl Centre - Chale



- GROUND FLOOR**
- Entrance Porch
 - Hallway
 - Separate Toilet
 - Bedroom 4 / Study 9'11 x 9'5
 - Sitting Area 22'2 x 11'6
 - Dining Area 12'1 x 9'5
 - Lounge 14' x 10'6
 - Snug 14' x 9'9
 - Kitchen 12'10 x 9'11
 - Lobby
 - Utility Room 16'10 x 8'7
 - Store Room

- FIRST FLOOR**
- Landing
 - Bedroom 1 13'5 x 13'1
 - Bedroom 2 13'2 x 9'11
 - Bedroom 3 12'5 x 9'7
 - Bathroom

- OUTSIDE**
- Front Garden
 - Driveway Parking
 - Rear Garden
 - Office

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F		
1-20	G	19 G	

Council Tax Band: F
Tenure: Leasehold

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