



WESTCLIFFE CHALETS

Boxers Lane, Niton, Isle of Wight

Hose
Rhodes
Dickson

WESTCLIFFE CHALETS

Boxers Lane, Niton, Isle of Wight, PO38 2EJ

Newport 8.8 miles, Ventnor 4.4 miles, Cowes 13.2 miles (All distances approximate)

LOCATION

Located in Niton, a village to the south of the Island which offers a convenience store, a school and public houses. The beaches are a short drive away as is the coastal town of Ventnor which offers further amenities.

Westcliffe Chalets, a secluded private development set in beautiful gardens situated on the southern side of the village. The site has 26 individually owned chalets, of which only 15 are currently available for rental so the area is always quiet and peaceful.

The chalets, most of which are south-facing, are built on three levels and surrounded by well-tended gardens with an abundance of colourful plants and shrubs inspired by the botanic gardens at nearby Ventnor.

Westcliffe provides an ideal base from which to explore the island, with super walks down to the local beach, St Catherine's Lighthouse or along the coastal path that runs right past the front gates. The site lies within an area which has AONB status (Area of Outstanding Natural Beauty) and is a 15 minute walk inland from the Heritage Coast, much of which is National Trust land.

The village of Niton, which is just a 10 minute walk from Westcliffe, has an excellent general store, a chemist and a post office which also incorporates a tearoom.

There are two local pubs within easy walking distance: The White Lion which offers both fine food and real ales is situated in the village, and the Buddle Inn, with a similar menu, is a ten minute walk towards the coast.

The nearest town is Ventnor, a Victorian seaside resort which is a 15 minute drive, whilst the Island's capital, Newport, where you will find all the major stores, is approximately 30 minute drive.

DESCRIPTION

Offered for sale is this freehold site comprising 26 chalets. 24 of these chalets are sold off on long leases (a schedule of leases can be provided). The remaining two are owned by the vendor and provide the following accommodation:

UNIT 1

OPEN PLAN LIVING/DINER/KITCHEN (4.04m x 2.74m)

DOUBLE BEDROOM (2.65m x 2.11m)

SHOWER ROOM

SEATING AREA to the front with sea views

UNIT 13:

KITCHEN/DINER (2.74m x 4.06m)

LIVING ROOM (2.74m x 3.99m)

BEDROOM 1 (2.71m x 2.07m)

BEDROOM 2 (2.72m x 3.0m)

BATHROOM with WC

SEPARATE WC

To the front of this unit is a large deck with **SUN ROOM** (4.04m x 3.53m)

All chalets are south facing and benefit from communal grounds, gardens and secure car park.

The site benefits from the income generated from the annual ground rents, approximately £2,400 per annum. The leases state an increase of the ground rent every 25 years. There is also a rental income from chalets 1 & 13; approximate total rental income £11,500 per annum.

The site will be split into two lots:

LOT 1 2 x chalets with vacant possession, listed as Unit 1 & Unit 13.

LOT 2 Freehold of the site with the benefit of the ground rents in place.

SERVICES: Electricity, water and drainage.

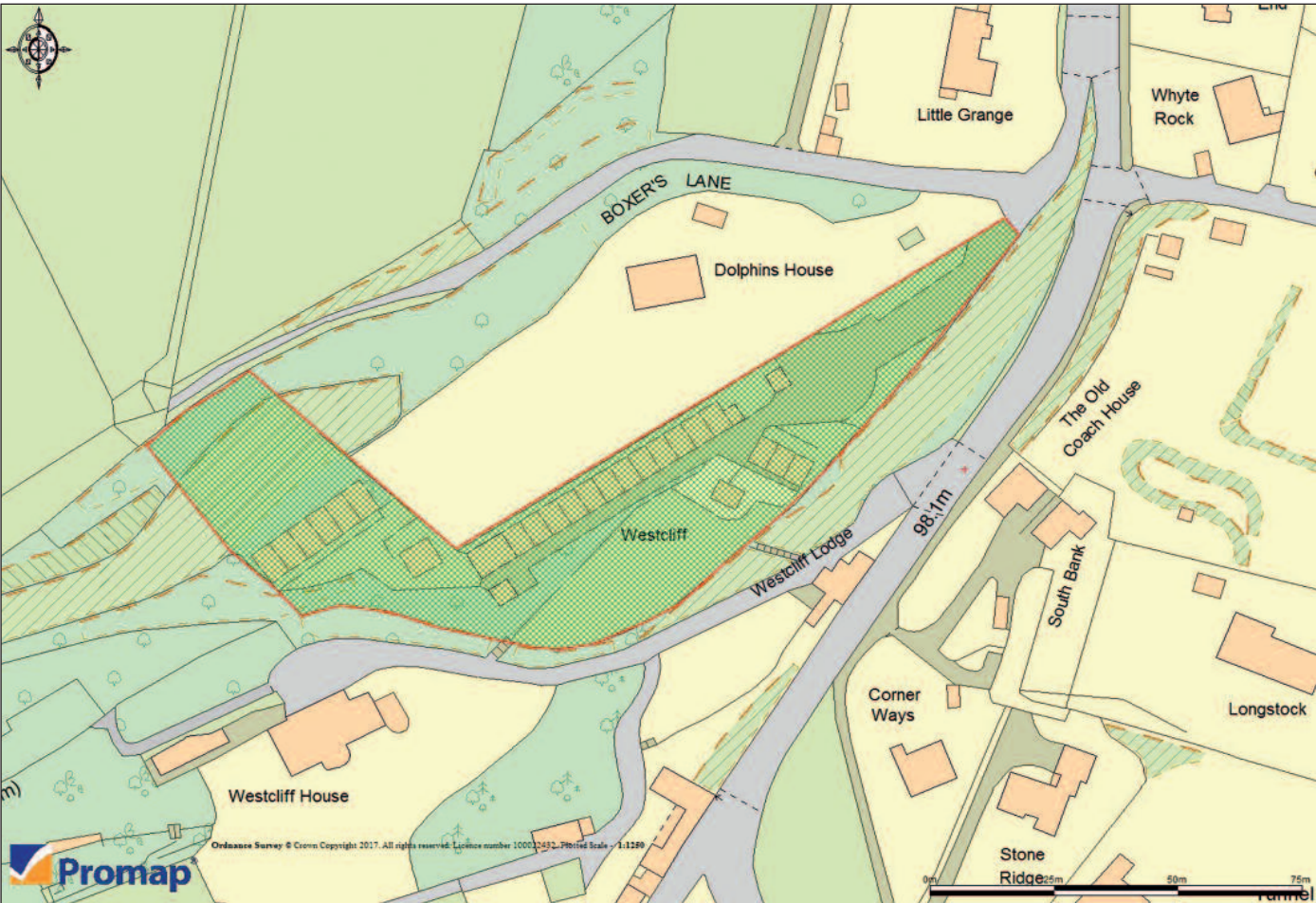




SERVICE CHARGE There is a service charge levied to all owners on site, this covers management fees and any maintenance for the site, total service charge approximately £4,500 per annum.

AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared June 2017



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