

Ventnor, Isle of Wight



- **2 Double bedrooms**
- **Stunning 180 degree sea views of the English Channel**
- **Huge living room**
- **Modern kitchen/breakfast room**
- **Period features throughout**



About the property

Beautiful 180 degree views of the English Channel from spacious accommodation within walking distance of the beach! This wonderfully positioned property comes to the market chain free and ready to move into. A period property that offers charming features, high ceilings and characterful charm throughout.

A stunning outlook onto the English Channel is benefited by a huge bay window, looking out from the lounge, allowing a panoramic view which can only be truly appreciated once inside the home. The property also offers the same view from the master bedroom. Internally, the property is well sized, bright and well maintained. The kitchen/breakfast room is modern and fully equipped and there is both an en-suite shower room off the main bedroom and a separate W/C plus a further en-suite bath/shower in the second bedroom.

The location of the property is the ideal combination of peaceful contemplation and practical convenience, whilst being well connected to the town and seafront. You can easily walk in to the High Street of Ventnor, with its array of independent shops and eateries, whilst Bonchurch village, with its own wonderful history and character, is equally as close by.

Council Tax Band A

Accommodation

FIRST FLOOR

Entrance Hallway

Lounge/Diner 23'1 x 14'3

Bedroom 1 15'2 x 14'

En-suite Shower Room

Bedroom 2 13'10 x 12'10 with En-suite Bath/Shower

Separate Guest WC

Kitchen/Breakfast Area 12'9 x 8'2

OUTSIDE

Entrance Area

Outside Storage (under steps)

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			