

## Ventnor, Isle of Wight



- **2 Bedroom coastal cottage**
- **Sea views**
- **Characterful**
- **Ideal permanent or holiday home**
- **Chain Free**



## About the property

A character cottage set on the outskirts of Ventnor and Bonchurch with a lovely outlook onto the English Channel. This charmer of a home is perfect for anyone looking for a second home or perhaps a permanent residence too.

The local area is full of history and this cottage compliments exactly that, a stone built, quirky home. With a modern kitchen and bathroom to compliment the living space and two double bedrooms the property is perfect for a couple with extra space for visiting guests. The outside space is private and with a southerly aspect.

Offered to the market chain free. It should be noted that the road further on is currently closed from Ventnor to Shanklin due to Landslip. Any further enquiries, please contact our team.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
EPC - C  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 11'8 x 10'8

Lounge 11'8 x 11'3

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 12'11 x 11'8

Bedroom 2 11'8 x 10'9

### OUTSIDE

Rear garden

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://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**

**[triggiov.co.uk](http://triggiov.co.uk)**

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 73      | 74        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |