

Ventnor, Isle of Wight



- **2 Bedrooms and Loft Room**
- **2 Reception Rooms**
- **Enclosed Rear Garden**
- **Kitchen/Breakfast Room**
- **Close to the Beach and Town Centre**



About the property

A property that stands up to its location, you'll be very impressed with this opportunity to own a slice of a well maintained, beautifully presented Victorian home.

You're bound to be impressed by the deceptive accommodation on offer, within this charming home; It's well presented and has been recently upgraded, offering spacious and bright accommodation. The property offers 2 reception rooms, a kitchen/breakfast room and shower room on the ground floor, supported by 2 bedrooms on the first floor and sizeable attic room conversion.

You'll find this home on South Street, which is a short walk away from the seaside town of Ventnor. This location offers the best of all worlds - surrounded by beautiful countryside, pretty scenery and stunning coastal walks, nowhere is far away, giving you the ability to dip in and out of the popular amenity-filled town, with its cove style bay and harbour. There is always plenty to see and do, day and night - all year around.

So, whether you are looking for your next home near the sea or are thinking about a coastal retreat, we are confident that this is a serious contender in your property search. An early viewing comes highly recommended to appreciate the quality of this unique opportunity.

Local Authority - Isle of Wight Council
Council Tax Band - B
Tenure - Freehold

Accommodation

GROUND FLOOR

Lounge 12'3 x 11'9

Dining Room 11'8 x 11'3

Kitchen/Breakfast Room 12'5 x 8'8

Porch Lobby

Shower Room

FIRST FLOOR

Landing

Bedroom 1 12'3 x 11'10

Bedroom 2 12'1 x 8'3

SECOND FLOOR

Attic/Loft Room 11'6 x 10'3

OUTSIDE

Enclosed 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
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

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiov.co.uk

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			