

## Ventnor, Isle of Wight



- **Breathtaking Sea Views**
- **3 Double Bedrooms**
- **Garage and Driveway**
- **Walking Distance to the Beach Esplanade & Town**
- **Both front and rear garden areas**



## About the property

A fantastic, detached home with the most stunning sea views you could hope for from a coastal property, set in the heart of Ventnor. This wonderful home comes to the market with a southerly facing aspect, whilst offering lots of space internally and making the most of the views across the English Channel.

There's off road parking in the form of a driveway and detached garage with power & light, to the rear of the home. Outside, there are front and rear garden areas, with the latter being terraces into the unique landscape, whilst the front has a decked area to relax and watch the boats go by. The gardens are low maintenance and ready to enjoy and there's also a well sized, insulated workshop/summerhouse with power & light.

The ground floor comprises three double bedrooms, which are suitably catered for by a family shower room and there's also a handy utility area.

With two access points to the house on both the ground floor or the first floor, the home is very accessible.

The first floor's open hallway plays host to a separate cloakroom, storage cupboard and generous sized kitchen. The lounge is spacious, light and bright with large windows to ensure an airy feel to the property, whilst making the most of the stunning view!

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

## 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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## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Bedroom 1 14'4 x 11'6

Bedroom 2 14'4 x 8'1 built in wardrobe

Bedroom 3 11'8 x 7'6

Shower room

### FIRST FLOOR

Landing

Lounge/Diner 26'6 x 11'8

Kitchen 16'7 x 8'0

WC

### OUTSIDE

Front Garden

Terraced Front Garden with sun patio & sea views

Terraced & Landscaped Rear Garden with sea views

Workshop/Summerhouse

Driveway & Garage to rear

## 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>                                   |         | 84        |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 66      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |