

## Ventnor, Isle of Wight



- 2 Bedroom Period Cottage
- 2 Reception Rooms
- Sunny, Private Rear Garden
- Walking Distance of the Beach
- Chain Free



## About the property

This charming two-bedroom period cottage is ideally located within walking distance of Ventnor Seafront and just moments from the picturesque Wheelers Bay, with its scenic coastal path leading through to Bonchurch.

Offered to the market chain-free, the property presents an excellent opportunity for buyers seeking a home with character and potential. The ground floor comprises two well-proportioned reception rooms, offering flexible living and dining space, alongside a fitted kitchen with access to the rear garden.

Externally, the property benefits from a generous courtyard garden, a true sun trap and perfect for outdoor dining or relaxing in the warmer months.

Upstairs, there are two spacious double bedrooms, along with access to a large loft room on the second floor, providing excellent storage or potential for further use (subject to any necessary consents).

While some cosmetic updating is required, the property has been generally well maintained and offers a fantastic opportunity to create a personalised home. It would suit first-time buyers, those looking for a coastal retreat, or anyone seeking a second home in this sought-after seaside location.

Local Authority - Isle of Wight Council

Council Tax Band - B

Tenure - Freehold

## Accommodation

### GROUND FLOOR

Living Room 11'10 × 10'6

Dining Room 11'10 × 11'2

Kitchen/Utility Room 12' 2 × 11' 10

Shower Room

### FIRST FLOOR

Bedroom 1 11' 10 × 11' 10

Bedroom 2 11' 10" × 8' 6"

### OUTSIDE

Rear Garden

Rear Access

## 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>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		11	
<i>Not energy efficient - higher running costs</i>			