

## Ventnor, Isle of Wight



- Extensively Refurbished Detached Home
- Breathtaking Sea Views Across the English Channel
- Generous Gardens Approx. 1/3 Acre
- Three Bedrooms & Three Bathrooms Plus Cloakroom WC
- Stunning Newly Fitted Kitchen & Underfloor Heating



## About the property

Chain Free | Extensively Refurbished Detached Home | Sea Views | Approx. 1/3 Acre

Nestled within the highly sought-after Castle Court, one of Ventnor's most desirable residential cul-de-sacs, this exceptional three-bedroom detached home enjoys an enviable position close to Steephill Cove, Ventnor Park and the renowned Botanical Gardens. Offering breathtaking sea views across the English Channel, generous gardens approaching one third of an acre and extensive parking, this beautifully renovated home presents a rare opportunity to acquire a truly unique property in one of the Island's most picturesque coastal locations.

Having been comprehensively refurbished and extensively renovated from top to bottom by a respected independent builder, the property is presented in outstanding, move-in-ready condition. Every detail has been carefully considered, creating a stylish and versatile home equally suited as a permanent residence, luxurious holiday retreat or investment in Ventnor's famous micro-climate.

The accommodation is both spacious and well planned. A stunning newly fitted kitchen measures approximately 18ft in length and provides an impressive heart to the home with integrated double oven, microwave, dishwasher, fridge freezer, extractor induction hob and quartz worktops, complemented by a separate dining area ideal for family meals and entertaining. The generous lounge enjoys an abundance of natural light while making full use of the spectacular southerly views across the English Channel. The home is warmed by underfloor heating and has three bathrooms plus a ground floor cloakroom, ideal for when using the garden.

There are three excellent double bedrooms, each enjoying attractive outlooks, with the principal bedroom benefiting from its own en-suite shower room. A contemporary family shower room completes the internal accommodation.

Externally, the property continues to impress. A substantial driveway provides parking for numerous vehicles, while two separate garages, measuring up to approximately 23ft in length, offer exceptional storage, workshop space or secure parking. Beneath the property is further useful storage, adding to the home's practicality.

The wraparound gardens extend to approximately one third of an acre, creating a wonderful sense of privacy and space. A superb terrace provides the perfect setting for outdoor dining and entertaining, all while enjoying panoramic sea views towards the English Channel.

Offered to the market chain free, this distinctive detached home combines an outstanding location, quality refurbishment and generous outside space to create a truly special coastal property ready for its next owners to enjoy.

Local Authority - Isle of Wight Council  
Council Tax Band - F  
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

Entrance Hall  
Utility/WC 9'2 x 5'5

### FIRST FLOOR

Kitchen 18' x 11'  
Dining Area 11'5 x 9'9  
Lounge 24'9 max x 19' Max  
Shower Room  
Bedroom 14'4 max x 11'3 en suite  
Bedroom 11' x 13'3  
Bedroom 14'4 x 14'6

Bathroom

### OUTSIDE

Driveway  
Garage 1 23'4 x 13'5  
Garage 2 23'4 x 18'9 max  
Storage 23'7 x 12'  
Wrap Around Gardens  
Terrace  
1/3 Acre

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		