

## Ventnor, Isle of Wight



- **2 Bedrooms**
- **Detached Bungalow**
- **Amazing Sea Views**
- **Garage**
- **Close to Steephill Cove & Botanic Gardens**



## About the property

Set in a highly sought after location, this bungalow comes to the market in a fabulous elevated position which benefits from beautiful sea views and being very close to the well attended Ventnor Park. Within a short stroll, you can be wandering the coastal path to Flowers Brook and onward to Steephill Cove. A short distance away is the Ventnor Botanical Gardens and Ventnor Cricket Ground. Going in the opposite direction from Ventnor Park the coastal path will lead you to the Ventnor Esplanade and beach.

The attractive detached bungalow is within walking distance to the picturesque seaside town of Ventnor. The bungalow offers two double bedrooms with the master looking out across the front gardens together with sea views. At the rear of the home, the kitchen is bright and offers a handy utility room with plenty of storage. There is also a modern shower room. The front of the home is all about the outlook and focusing on the views out to sea. The entrance and seating area along with the lounge all have an elevated position to admire the English Channel and watch the cruise liners sailing by. The Round the Island race can also be enjoyed sitting out on the terrace or a very sociable and open plan area for all to enjoy.

Externally, there's tiered garden areas to keep any green fingered garden lover busy. The home lies between a quiet cul-de-sac and a residential road along with plenty of patio areas to enjoy the summer evenings.

Council Tax Band E

## Accommodation

### GROUND FLOOR

Entrance Conservatory 10'7 x 7'2

Dining Room 11'7 x 10'0

Lounge 16'1 x 13'2

Kitchen 11'8 x 8'8

Utility 9'5 x 6'6

Inner hall

Bedroom 1 13'3 x 10'8 built in wardrobes

Bedroom 2 10'0 x 8'8

Shower room

### OUTSIDE

Tiered Front Garden

Tiered Rear Garden

Patio Area

Garage

## 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>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			