

## Ventnor, Isle of Wight



- **Spacious 3 Bed Maisonette**
- **Stunning Sea Views**
- **Off Road Parking**
- **Chain Free**
- **Highly Sought After Location**



## About the property

This spacious apartment is situated in the beautiful, Victorian seaside town of Ventnor, and is just a short distance away from both the town centre and the esplanade. The property benefits from having its own private entrance along with a private terraced garden for those of you keen on creating your own piece of paradise, as well as the all-important allocated parking.

As you step inside the home, there's a spacious reception hall leading onto a fantastic dining and lounge area, which boasts breath taking views across the English Channel. There are three double bedrooms, but the master bedroom really does stand out! At almost 17ft in length with an en-suite shower room, its views gaze over the bay! The high ceilings throughout the home really give that spacious feeling. There's is also a modern fitted kitchen, along with a handy utility area.

Within walking distance of the property you can find yourself amongst the boutique shops and restaurants of Ventnor or perhaps the charming bays of Bonchurch too.

Local Authority - Isle of Wight Council  
Council Tax Band C  
Tenure - Leasehold

## Accommodation

### FIRST FLOOR

Entrance Hall

Bedroom 2 14'8 x 12'8

Bedroom 3 10' x 9'10

Utility Area 6'9 x 5'10

Bathroom

Kitchen 12'9 x 11'9

Bedroom 1 17'2 x 14'

En-suite Shower Room

Dining Area 16'4 x 9'9

Lounge 16'10 x 13'9

### OUTSIDE

Terraced Garden

Off Road Parking for 1 car

## 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

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

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto: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](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>			80
(55-68) <b>D</b>		70	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			