

## Ventnor, Isle of Wight



- **3 Bedroom Stone Cottage**
- **Sea Views**
- **Beautiful Presentation**
- **Walking distance of beach and town**
- **Chain Free**



## About the property

A charming three bedroom stone cottage situated by the coast in Ventnor. This wonderfully well-presented home is finished to a very high standard with quality fixtures and fittings, the current owners have retained much of the character too.

With views onto the English Channel, the property is superbly positioned. Within a short stroll you can find yourself amongst the independent shops, bars and restaurants of Ventnor High Street, equally the characterful esplanade and beach are close by too. Ventnor, offering its own micro-climate, provides plenty of gorgeous walks too, whether coastal or countryside, with other points of interests including St Boniface Downs and the Ventnor Botanical gardens.

A quiet position, very much tucked away from the road, the property is well maintained externally with a pretty rear garden which overlooks the sea. The cottage itself is bright, superbly presented and full of period charm. There are two reception rooms with the dining room open to the kitchen to ensure a sociable space to enjoy. There are three bedrooms upstairs, which are suitably complimented by a family bathroom plus the handy downstairs WC.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Leasehold 754 years remaining (Absent Freeholder)

## 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

Lounge 10'9 x 14'2

Dining Area 10'9 x 10'5

Kitchen 8'2 x 7'1

WC

### FIRST FLOOR

Landing

Bedroom 1 14'2 x 10'8

Bedroom 2 11'0 x 7'0

Bedroom 3 8'0 x 7'4

Bathroom

### OUTSIDE

Front Courtyard area

Side Access

Decked Rear Garden Area

## 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>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		