

Ventnor, Isle of Wight



- **2 Bedrooms with en-suite & separate bathroom**
- **Sea views**
- **Private rear garden with sea views**
- **Spacious, light and airy**
- **Chain free**



About the property

Tucked away within a quiet cul de sac, this spacious 2 bedroom apartment comes to the market chain free. Situated between Ventnor and Bonchurch, its enviable position means you are walking distance of the beach, Bonchurch village pond and the characterful Ventnor High Street.

The ideal purchase for anyone looking for a permanent home, holiday property or even as a buy to let, this well sized property also includes its very own garden space too which offers magnificent views of the English Channel.

A small apartment building of only three properties. The property sits on the first floor with communal access. When inside, the apartment is bright, light and airy with a lovely outlook from many of the windows. The rooms are excellently sized with two double bedrooms and an en-suite bathroom to the master and additional bathroom.

The outside space to the rear is formed over two tiers, which is very much a private retreat like area. It's ideal for enjoying the stunning sea views and perhaps creating space to grow veggies and herbs.

The apartment is Leasehold (Share of Freehold), with the garden being Freehold.

Council Tax Band B

Accommodation

GROUND FLOOR

Communal Entrance

Stairs to

FIRST FLOOR

Bedroom 2 13'9 x 12'0 built in wardrobes

Bedroom 1 15'4 x 12'0 built in wardrobes

En-suite Bathroom

Lounge/Diner 18'3 x 11'9

Kitchen 11'9 x 10'1

Utility 10'3 x 4'0

Bathroom

OUTSIDE

Rear Tiered Garden & pathway

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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			