



The Bungalow Grove Road, Ventnor, PO38 1TS  
**Offers Over**





A superb modern detached three bedroom bungalow situated in an elevated position enjoying a southerly aspect with great sea views. The property is light and airy and comprises a lounge which opens up on to a large terrace, kitchen / diner, wet room and parking.

### The Bungalow

A superb modern detached three bedroom bungalow situated in an elevated position enjoying a southerly aspect with great sea views. The property is light and airy and comprises a lounge which opens up on to a large terrace, kitchen / diner, wet room and parking. the bungalow has been recently totally re-furbished to a high standard from top to bottom. Set in an attractive cul-de-sac with downland views it truly would be a lovely place to live, elevated above the town but very close to the main bus route.

### Entrance Hall

UPVC double glazed door into entrance hallway, cupboard housing gas combination boiler and space for dryer. Open access into lounge/ dining room.

### Living Room

14'06 x 13'08

A lovely bright and airy space with full length double glazed sliding patio doors opening up onto a large decked terrace with wonderful sea views. Two double glazed windows over looking terrace and beyond, two radiators and laminate flooring.





### Kitchen/Dining Room

9'1 x 13'8

Modern contemporary range of wall and base units, single drainer sink unit, fitted double oven and inset, four ring electric hob with extractor hood over, integrated fridge and freezer, radiator, laminate flooring, inset spotlights.

### Bedroom One

13'09 x 11'08

UPVC double glazed windows to rear aspect with views over Ventnor and the sea. Radiator, laminate floor.

### Bedroom Two

11'10 x 10'8

Sea Views! UPVC double glazed window to side, radiator, laminate floor.

### Bedroom Three

10'07 x 9'04

### Wet Room

Contemporary style wet room with controlled overhead shower, low level WC and wash basin, heated towel rail.

### Outside

There is ample car parking to the side of the bungalow to the rear is a superb decked terrace with a perfect vantage point to enjoy the fantastic sea views. There is access from the side of the property to an enclosed lawned garden.



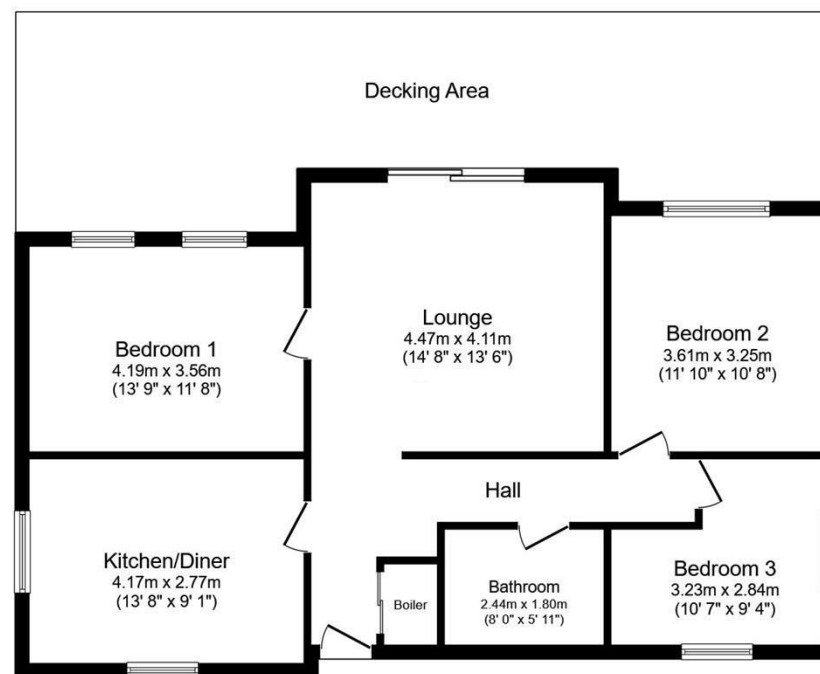
### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



### Floor Plan

Floor area 80.8 m<sup>2</sup> (870 sq.ft.)

**TOTAL: 80.8 m<sup>2</sup> (870 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)