

McCarthy
& BOOKER



80 Albert Street, Ventnor, PO38 1EU
Guide Price



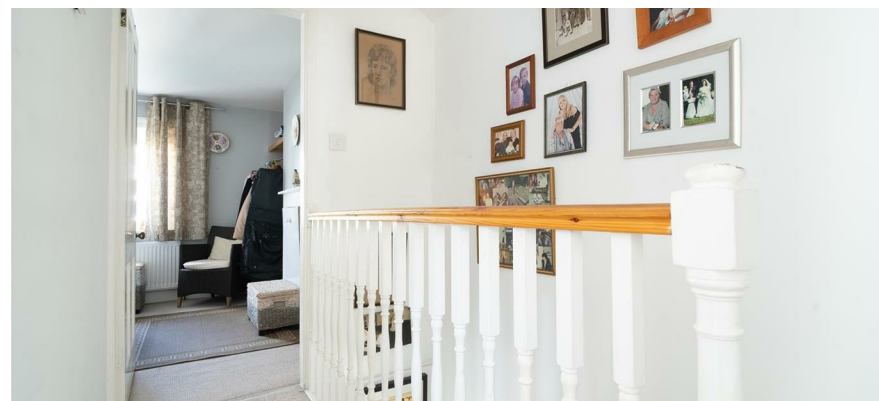
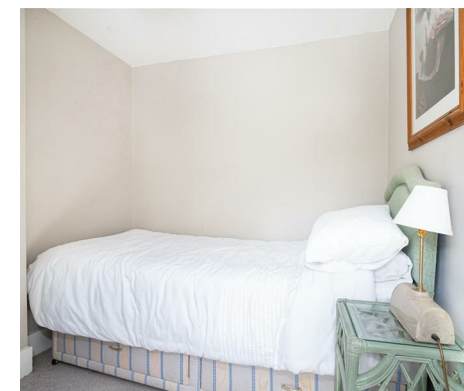
Charming semi-detached cottage, modernised for stylish living. Two bedrooms, two receptions, fitted kitchen and modern bathroom. Generous garden with decking and views. Conveniently located near town and seafront.

Charming Town Cottage with Delightful Gardens

McCarthy & Booker are delighted to present this beautifully maintained semi-detached town cottage, full of character yet sympathetically modernised to provide comfortable, stylish living. Set in a convenient location, the property offers both charm and practicality with its versatile accommodation and surprisingly generous garden.

Interior

Inside, the cottage offers two cosy reception rooms, a fitted kitchen with integrated appliances including a dishwasher, oven and ceramic hob, and a family bathroom. The two bedrooms are located upstairs, with the second bedroom benefitting from the addition of a convenient WC. Double glazing throughout and gas central heating provide modern comfort, while the home retains its charming, characterful feel.



Exterior

The rear garden is a real highlight of this home. An attractive courtyard area leads onto a large lawned garden, well stocked with mature planting and complemented by a wooden decked seating area - the perfect spot to enjoy the far-reaching views. A garden shed provides useful storage.

Ventnor

A Victorian sea-side town that has fantastic views across the English channel. Both the town and the seafront has an array of local boutiques, cafes and high end restaurants, many specialising in local seafood. An abundance of outside recreational pursuits can be found including a golf course, rugby and cricket club. There are beautiful walks to the Ventnor Downs, along the coastal path and down to the ever popular Steephill Cove.

Further Information

Tenure: Freehold

Council tax band: B

EPC: D

Gas central heating

Double glazed throughout

This charming cottage is the perfect blend of character and modern convenience, making it ideal as a full-time home or a holiday retreat. With its delightful garden and welcoming accommodation, it is a rare find that we highly recommend viewing.



Viewing

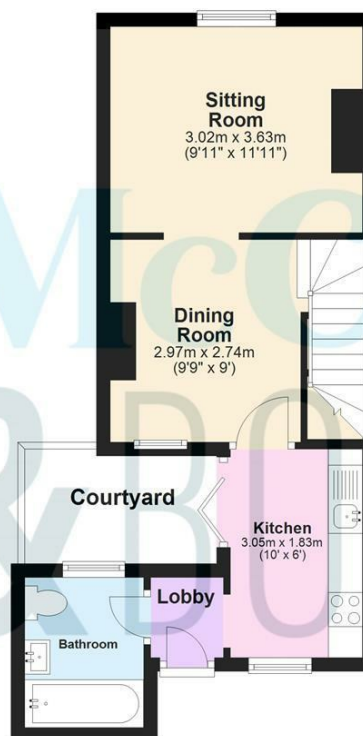
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

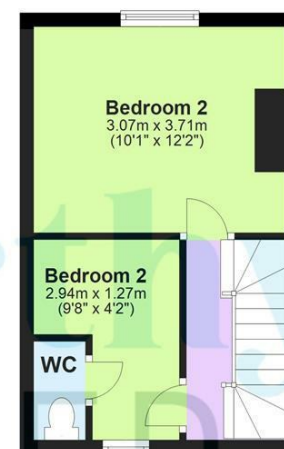
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor 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.

Ground Floor
Approx. 33.4 sq. metres (359.6 sq. feet)



First Floor
Approx. 22.6 sq. metres (243.4 sq. feet)



Total area: approx. 56.0 sq. metres (602.9 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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