



McCarthy
& BOOKER

1, The Wighthouse Dudley Road, Ventnor, Isle of Wight, PO38 1EG

Guide Price £195,000



Spacious two-bedroom ground floor flat in a peaceful development with communal gardens and sea views, just a short walk from the town centre and cliff-top walks.

Spacious Ground Floor Apartment with Sea Views

McCarthy & Booker are pleased to offer this spacious two-bedroom ground floor flat, set in a peaceful and well-maintained development with direct access onto a stunning cliff-top walk. Just a short distance from the town centre and its many amenities, this apartment enjoys lovely sea views from the beautifully kept communal gardens and represents a superb opportunity for a coastal home or investment.

Interior

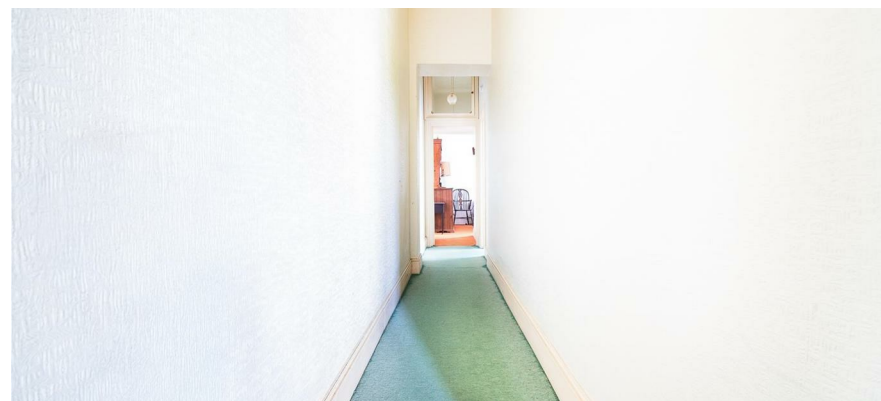
The flat comprises a generous lounge, fitted kitchen, bathroom, and two bedrooms, all benefitting from UPVC double glazing. A private patio area opens directly onto the attractive communal gardens, providing a delightful spot to sit and enjoy the surrounding peace and sea glimpses.

Sitting Room

15'7" x 13'5"

Bathroom

8'9" x 8'5"



Bedroom

14'4" x 13'8"

Kitchen

13'1" x 7'4"

Bedroom 2

Exterior

The property is set within established grounds, with beautifully maintained lawns, planting, and seating areas that overlook the sea. The gardens give direct access to the cliff-top walk, perfect for enjoying coastal strolls. The apartment also benefits from an allocated parking space.

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: Leasehold, 961 years left on a 999 year lease

Ground rent: £10.00 pa

Service charge: £1,200 pa

EPC: C



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.

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Ground Floor

Approx. 79.9 sq. metres (860.0 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 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. Plan produced using PlanUp.

The Wighouse, Dudley Road, Ventnor