

McCarthy  
& BOOKER



4 The Ravens Ocean View Road, Ventnor, Isle of Wight, PO38 1AA

**Guide Price £125,000**



A charming mid-terrace bungalow set within a quiet development, enjoying wonderful elevated sea views. Currently let at £625pcm, this property makes an excellent investment, permanent residence or coastal retreat.

## The Ravens

Tucked away in a secluded development, this delightful mid-terrace bungalow enjoys an elevated position with far-reaching sea views across the bay. Tastefully presented, it offers an inviting retreat by the coast and the flexibility to suit a range of buyers.

The accommodation has a light and open feel, comprising a lounge/dining area with adjoining kitchen, one double bedroom and a bathroom. Recent upgrades include a new gas boiler and UPVC double glazing, ensuring comfort and practicality.

To the rear, a private decked terrace provides the perfect spot to sit and take in the wonderful coastal scenery, while an allocated parking space adds further convenience.

Currently let on an Assured Shorthold Tenancy producing £625 per calendar month, the property presents an attractive investment opportunity, though would equally make a superb permanent residence or a charming coastal second home.

4 The Ravens Ocean View Road, Ventnor, Isle of Wight, PO38 1AA

**Guide Price £125,000**



## 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.

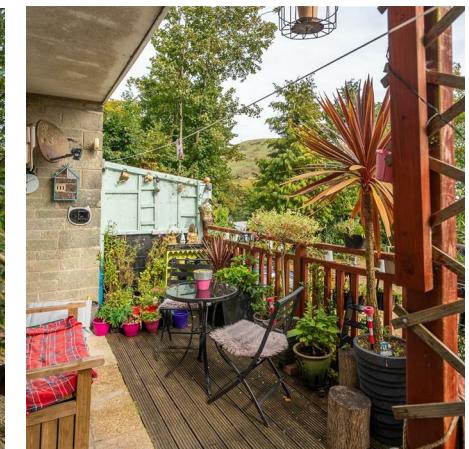
### Further Information

Tenure: Freehold

EPC: C

Council tax band: A

Approximately £300 pa contribution towards upkeep of communal areas



#### 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.

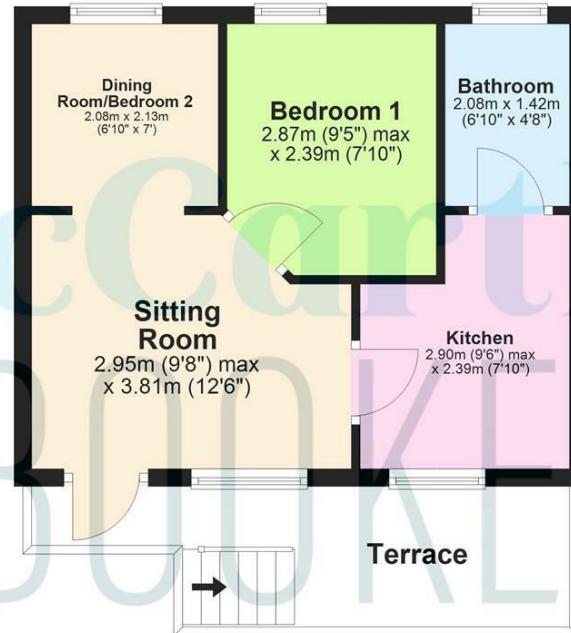
#### Disclaimer

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. 31.2 sq. metres (335.7 sq. feet)



Total area: approx. 31.2 sq. metres (335.7 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](http://www.silverarchgroup.co.uk)  
Plan produced using PlanUp.

**4 The Ravens, Ocean View Road, Ventnor**