

## Ventnor, Isle of Wight



- **3 Bedrooms**
- **BRAND NEW BUNGALOW**
- **LABC Warranty**
- **Off road parking**
- **Sea views, Chain free**



## About the property

A superbly well designed and conveniently placed bungalow in the heart of Ventnor with the much sought after views of the English Channel..... Offered to the market with off road parking and a rear garden plus a decked area overlooking the sea, this property is sure to garner plenty of interest.

Walking distance of the charming Ventnor High Street with its array of boutique shops, excellent eateries and localised amenities. Ideal for those who enjoy a coastal walk can wander along the Esplanade, all the way through to Steephill Cove, whilst lovers of the country can access St Boniface Downs within minutes in the opposite direction!

Ventnor is a town where bungalows are in short supply, particularly so close to town, so this brand new property is something of a rarity! Set back from the road with the much needed benefit of off road parking, this property also offers a good level of outside space too.

Internally, the property offers three bedrooms with a master en-suite and family bathroom to cater the other bedrooms. There is a well sized living area which provides a kitchen, lounge and dining area to enjoy – certain to be a very sociable space for entertaining friends and family.

Local Authority - Isle of Wight Council  
Council Tax Band - D  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Vaulted Kitchen/Lounge/Diner 23'8 x 17'10

Bedroom 1 14'5 x 11'10

En-suite Shower Room

Bedroom 2 11'10 x 11'10

Bedroom 3 11'7 x 11'6

Bathroom

### OUTSIDE

Parking to front

Decked Veranda

Rear Garden

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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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](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		