

## Ventnor, Isle of Wight



- **2 Bedrooms**
- **Sea view**
- **Kitchen/diner**
- **Rear garden**
- **For sale by public auction on Wednesday 17th July 2024 at 11am at the Brookes Suit , Silverlake Stadium, Stoneham Lane, Eastleigh, Southampton, SO50 9HT**



## About the property

A character cottage set in the heart Ventnor boasting lovely outlook onto the English Channel. This charmer of a home is perfect for anyone looking for a project on the stunning coastline of this seaside village.

A versatile home, with 2 bedrooms and bathroom along with additional w/c. Along with this there's space for a Kitchen/diner and lounge.

Just minutes from the beach and beautiful Mediterranean gardens at the Botanic garden centre

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

\*ADDITIONAL FEES:  
Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts.  
Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

\*\*\*\*\* MONEY LAUNDERING PROCEDURES \*\*\*\*\*  
IN ACCORDANCE TO THE ABOVE, PLEASE BE ADVISED, THAT IF YOU INTEND TO BID ON THIS PROPERTY, THEN YOU WILL BE REQUIRED TO PROVIDE TWO FORMS OF ID (ONE PHOTO-TYPE). IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD PARTY, THEN WE WOULD REQUIRE BOTH ID FOR YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE INTENDED PURCHASER. PLEASE SEE WEB-SITE, [www.pearsons.com](http://www.pearsons.com) FOR FURTHER DETAILS

## Accommodation

### GROUND FLOOR

Porch

Lounge/bedroom

Reception room

Utility room

W/C

First floor

Bedroom 1

Kitchen /diner

Bathroom

OUTSIDE

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)**

