

## Ventnor, Isle of Wight



- **Spacious kitchen/diner**
- **Modern shower room and en suite**
- **3 Bedrooms**
- **Semi-detached house**
- **Flexible Accommodation**



## About the property

A well presented, semi-detached house, set in the Victorian seaside town of Ventnor. This beautiful home is close to the beach and High Street within the charming Ventnor town. Offered Chain Free.

Position in a tucked away location, this spacious home dates back to the Victorian era when Ventnor became a hotspot on the Island's coastline. A beautiful home, which is ready to move into and is perfect for holiday home buyers and those looking for a permanent purchase alike.

The home has been very well kept by the current owners, and modernised throughout. Entering the home you're met with a handy porch, ideal with taking of wet coats and shoes in the Winter months.

The ground floor is perfect for entertaining, with its large open plan kitchen/diner with feature fireplace and patio doors flowing out to the garden area. There is also the ever important downstairs cloakroom and handy utility space. Additionally to this, there's a bright and cosy lounge, which is bay fronted and has previously been used as the third bedroom. Whilst the first floor comprises two spacious double bedrooms and modern fitted bathroom with jacuzzi bath. There's also an additional en-suite shower room.

Outside, in the rear garden, there's a cosy decking area with views over Ventnor Downs.

Council Tax Band B

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge/bedroom 3 14'8 x 12'6 into bay

Kitchen/Diner 20'7 x 22'6 L-Shape

Utility Area

Cloakroom W/C

### FIRST FLOOR

Bedroom 1 13'0 x 11'3

En-suite

Bedroom 2 12'6 x 12'5

Bathroom

### OUTSIDE

Gated Front Courtyard Garden

Side Access

Rear Garden with decking area

## 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			