

## Ventnor, Isle of Wight



- **3 Bedroom Recently Built Home**
- **Off Road Parking**
- **Super Presentation**
- **Very Convenient Location**
- **Remainder of Build Warranty**



## About the property

Tucked away in a quiet and desirable position, this recently built three-bedroom stone property offers an excellent combination of modern living, low maintenance, and an enviable coastal location in the heart of Ventnor.

Finished to a high standard throughout, the home immediately impresses with its attractive stone façade and charming kerb appeal. Off-road parking adds everyday convenience, while the low-maintenance grounds make this an ideal choice for those seeking an easy-to-manage lifestyle.

Being an inverted house design, internally, the accommodation is well proportioned and thoughtfully arranged. Downstairs, the property offers three well-sized bedrooms, all enjoying plenty of natural light, alongside a stylish family bathroom. Upstairs, a spacious lounge diner provides a comfortable and sociable living space, perfect for both relaxing and entertaining, with French windows and a Juliet balcony. The modern fitted kitchen is sleek and practical, designed to meet the needs of contemporary living.

All bedrooms and lounge area have high quality & easy care shutters to all windows. The kitchen has attractive blinds. Additionally, with a Velux window and 'blind' window in the front gable, there is potential to convert the loft into an extra bedroom or home office, subject to the necessary consents and plans being obtained—offering scope for future enhancement.

The location is a real highlight. The property sits within walking distance of Ventnor High Street, providing easy access to shops, cafés, and local amenities, as well as the esplanade and beach. For those who enjoy the outdoors, stunning coastal walks are right on the doorstep, including the much-loved routes through Steephill Cove and Bonchurch.

Ideal for buyers seeking space, convenience, and low-maintenance coastal living, this attractive home would suit a range of purchasers, from full-time residents to those looking for a refined island retreat.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 1 9'2 x 9'2

Bedroom 2 13'10 x 8'

Bedroom 3 10'x 7'1

Bathroom

### FIRST FLOOR

Landing

Lounge 19'7 x 15'5

Kitchen 15'4 x 8'9

### OUTSIDE

Off Road Parking

## 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**

**[triggiew.co.uk](http://triggiew.co.uk)**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(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>		
Not energy efficient - higher running costs		