

Ventnor, Isle of Wight



- **3 Bedrooms**
- **Chain Free**
- **Family bathroom and master en suite**
- **Permit parking available**
- **Close to the beach & town centre**



About the property

A modern, maintenance free home set in the heart of the characterful seaside town of Ventnor. This three bedroom home is perfect for anyone wanting to be walking distance of the Esplanade & beach whilst also having the High Street a stone's throw away

Ventnor offers a characterful High Street with boutique shops, cafes and pubs. The charm of the town leads all the way down to the Esplanade, with its stunning cascade and popular beach. Good walks include wandering east to the Victorian retreat of Bonchurch or west to Steephill Cove and the well regarded Botanical Gardens.

Offered to the market chain free, the property has been used as a successful BTL home in recent years by the current owner. However, it would certainly suit for a permanent home too. At the rear of the home, there is a car park where a permit can be obtained on a yearly basis.

The home is laid out over three floors, with the ground floor hosting the master bedroom with en-suite shower room. Going up to the first floor, there is a main hub of the home with the open plan kitchen and lounge area, whilst the second floor plays host to a family bathroom and two further bedrooms.

Council tax band C

Accommodation

GROUND FLOOR -

Entrance hall

Bedroom 1 13'6 x 11'8

En-suite shower

FIRST FLOOR

Lounge 15'8 x 11'8

Kitchen 8'9 x 5'9

SECOND FLOOR

Bedroom 2 11' 4 x 8'9

Bedroom 3 10'5 x 6'5

Bathroom

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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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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

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			