



- BRAND NEW Luxury First Floor Apartment
- Superb Sea Views
- 10 Year LABC Warranty
- Nearing Completion
- High Quality Fitted Kitchen
- Short Walk to the Beach & Town Centre
- 2 Double Bedrooms
- Secure Video Entry System
- Secure Underground Parking (optional extra)

4 Beaumont Rise Zig Zag Road, Ventnor, Isle of Wight, PO38 1BZ

£295,000

This impressive traditionally built first floor apartment forms part of a BRAND NEW luxury development, conveniently located just a short walk from Ventnor's charming Victorian town centre, with a selection of popular restaurants, independent shops and convenience stores to choose from. The esplanade with its cascading waterfall leads to the picturesque seafront with numerous cafés, bars and restaurants, all enjoying fantastic views out to sea. The famous Royal Hotel offering fine dining and afternoon tea is only minutes away, with the stunning Ventnor Botanic Gardens and miles of coastal walks close by. The apartment enjoys beautiful sea views and has been finished to a very high specification, including a lounge opening to the quality kitchen with fully integrated appliances, a luxury bathroom, 2 double bedrooms, undercover, secure gated parking (optional extra), a lift from the parking area and a 10-year LABC new-build warranty. Ventnor is located on the south coast of the Island, easily accessible by car or bus, with a regular service to the Island's principal town of Newport. The Island benefits from several ferry crossing points for both vehicular and pedestrian travel to and from the mainland. Famous as a holiday resort, with its many beaches and family-friendly attractions, the Island is also an ideal place to raise a family, relocate for a more relaxed pace of life or to enjoy retirement by the sea. The development was completed in early 2023 and viewings are welcome. Contact the sole agent Wrights in Shanklin for more information or to register your interest.



Accommodation

Communal Ground Floor Entrance

Secure video entry system.

Entrance Hall

Living Room/Kitchen Area

21'11 into bay x 15'8 (6.68m into bay x 4.78m)

Bedroom 1

15'3 x 10'11 max (4.65m x 3.33m max)

Bedroom 2

13'4 x 8'6 (4.06m x 2.59m)

Bathroom

6'7 x 5'8 plus recess (2.01m x 1.73m plus recess)

Secure Underground Parking (optional extra)

An allocated parking space in the secure underground parking area can be purchased as an optional extra for £15,000. There will be a lift directly from the parking area to the first floor.



Leasehold Information

The apartment will be issued with a new lease, terms and service charges to follow.

Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Apartment 4, Beaumont Rise
Zig Zag Road, Ventnor

Approx. Gross Internal Area
= 63.5 sq m . 683 sq ft

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date Time