



- Detached Chalet Style Home
- Separate Kitchen & Utility Room
- Driveway Parking

- 3 Bedrooms
- SEA VIEWS
- Quiet Coastal Location

- Large Lounge/Dining Room
- Indoor Swimming Pool
- CHAIN FREE

14 Castle Court, Ventnor, PO38 1UE

£399,950

This detached chalet style home is positioned in a quiet residential location, ideally placed to enjoy excellent views of the English Channel. The Botanic Gardens with acres of cultivated grounds and a café is just a short walk away. The nearby town centre provides access to a range of local shops, a supermarket, and a variety of popular eateries to choose from. Miles of coastal paths, secluded coves and beaches are within easy reach.

The flexible accommodation comprises a large lounge/dining room, separate kitchen, utility room, shower room, and snug/bedroom on the ground floor, with the main bedroom, bathroom, and 2 further bedrooms (currently combined as the second bedroom) on the first floor. Additionally, the property features an indoor swimming pool located to the rear, an enclosed garden, and driveway providing off road parking.

The peaceful coastal setting, flexible accommodation, and easy access to local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most sought after coastal locations. A viewing is recommended to fully appreciate everything this truly fantastic CHAIN FREE home has to offer!



Accommodation

Entrance Hall

Lounge/Dining Room

25'3 x 13'2 narrowing to 10'10 (7.70m x 4.01m narrowing to 3.30m)

Kitchen

17' x 9'3 (5.18m x 2.82m)

Utility Room

8'1 x 6'5 (2.46m x 1.96m)

Shower Room

8'1 x 6'3 (2.46m x 1.91m)

Snug/Bed 3

11'4 x 8'2 (3.45m x 2.49m)

Indoor Swimming Pool

24'2 narrowing to 14'5 x 23'8 (7.37m narrowing to 4.39m x 7.21m)

First Floor Landing

Bedroom 1

19'11 x 12'6 (6.07m x 3.81m)

Bedroom 2

19'10 x 11' (6.05m x 3.35m)

Bathroom

Outside

To the front of the property the driveway provides off road parking. The enclosed rear garden enjoys a good degree of privacy and seclusion, with access to the indoor swimming pool.



Services

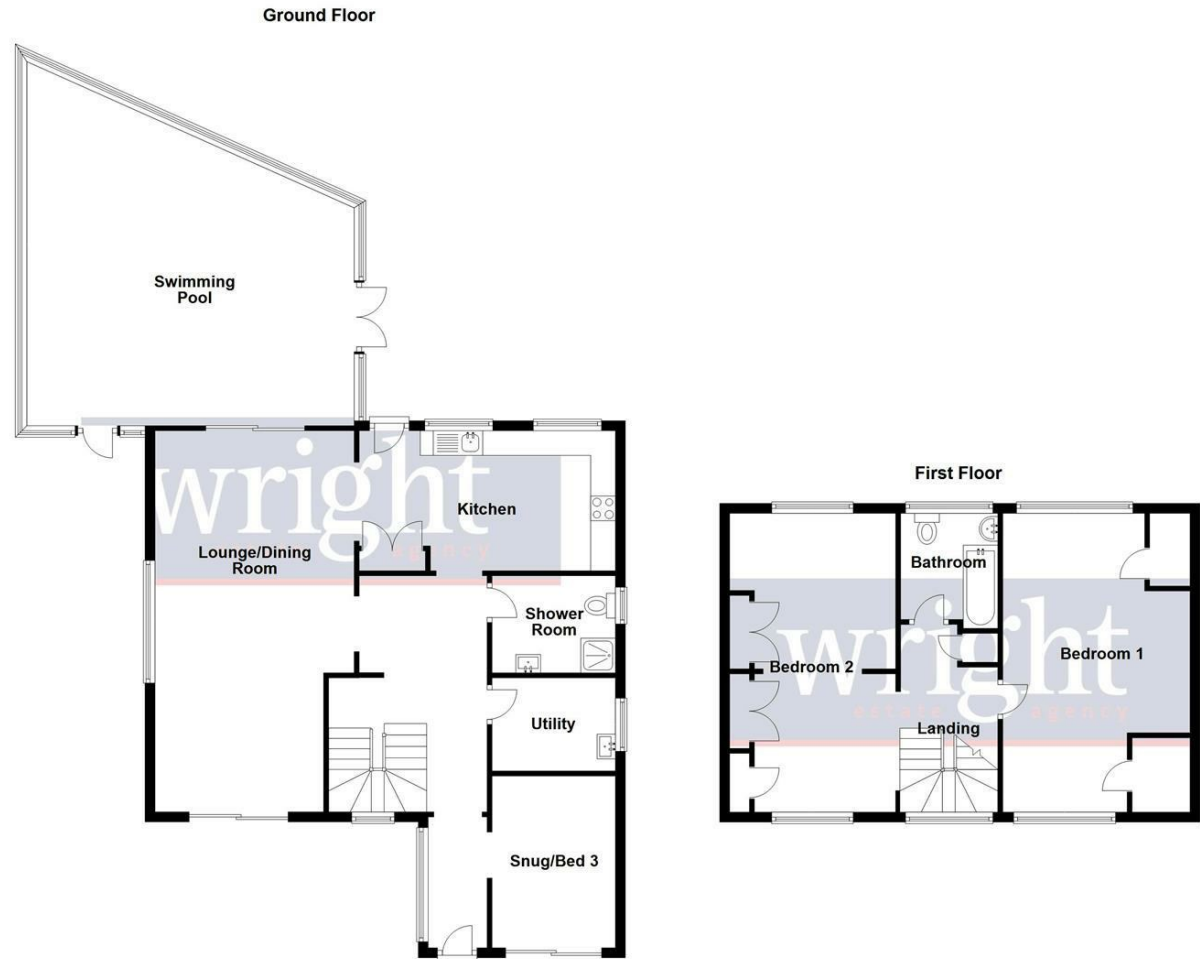
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band E - Please contact The Isle of Wight Council on 01983 823901.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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