



- **NEW BUILD** Ground Floor Apartment
- Large Lounge/Dining Room
- Short Walk to Seafront

- 2 Double Bedrooms (1 En Suite)
- Allocated Parking with Electric Charging Point
- Ideal Full-Time or Holiday Home

- Quality Fitted Kitchen
- Private Garden with Patio Area
- Viewing Recommended!

Apartment 1, Ocean Retreat Shore Road, Bonchurch, Isle of Wight, PO38 1RH

£220,000

This newly constructed, ground floor apartment with its own private entrance is ideally situated just a stone's throw from Bonchurch seafront, within easy walking distance of the nearby town centre of Ventnor, which provides access to a variety of local shops, and a selection of popular pubs and eateries to choose from.

The well-proportioned accommodation comprises a large lounge/dining room with a quality fitted kitchen area, and direct access to the south-facing private garden and patio area, 2 double bedrooms (1 en suite), and bathroom. Additionally, the property benefits from allocated parking with electric charging point, and space for a shed to be erected for storage.

The picturesque coastal position, beautiful modern interior, private garden, and allocated parking makes this an ideal full-time or holiday home for anyone looking to enjoy Island life in one of its most sought after coastal locations. A viewing is a must to fully appreciate everything this superb CHAIN FREE apartment has to offer!



Accommodation

Entrance Hall

Lounge/Dining Room & Kitchen

22'9 x 15'8 narrowing to 10'2 (6.93m x 4.78m narrowing to 3.10m)

Bedroom 1

11'10 x 9'8 (3.61m x 2.95m)

En Suite

Bedroom 2

14'4 x 8'10 (4.37m x 2.69m)

Bathroom

Outside

To the front of the property there is an allocated parking space with electric charging point and an area for a shed to be erected. To the rear of the property there is a private, south-facing garden with a good-sized patio area accessed directly from the lounge/dining room. Additionally, there is a lawned communal garden with picnic benches and beautiful coastal views.



Services

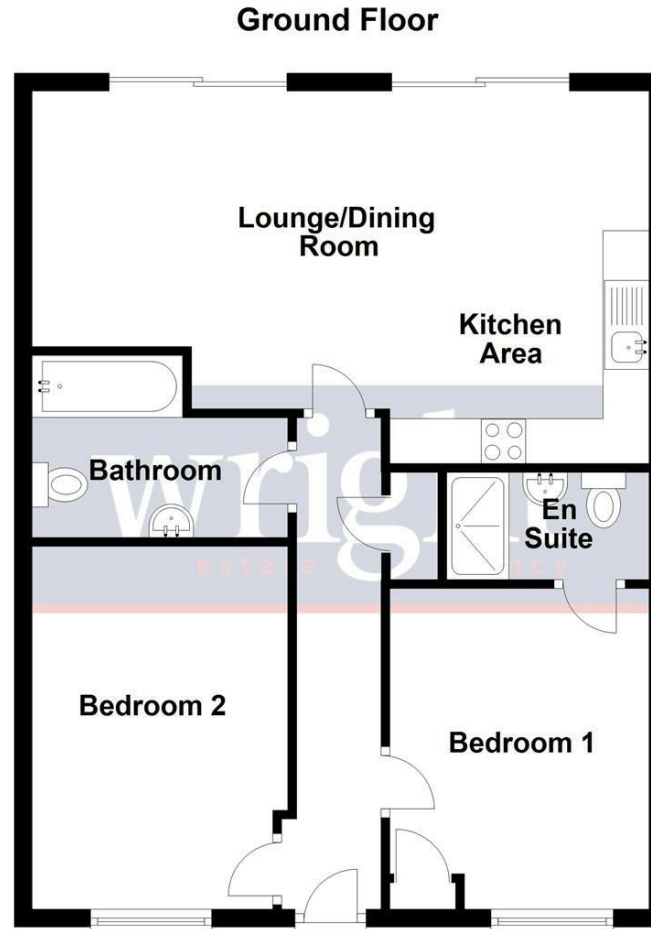
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

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			
(81-91) B			
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time