



- SUPERB Detached Bungalow
- Quality Fitted Kitchen
- Enclosed South-Facing Garden
- Panoramic SEA VIEWS
- Peaceful Coastal Location
- Large Lounge/Diner with access to the Sun Terrace
- 3 Bedrooms (1 En Suite)
- Ample Driveway Parking & Garage
- Viewings Welcome

17 Castle Court, Ventnor, PO38 1UE

£499,950



This superb detached bungalow 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 all within easy reach.

The immaculately presented accommodation comprises 3 bedrooms (1 en suite), a large lounge/dining room with direct access to the sun terrace, a quality fitted kitchen, and a modern bathroom. Additionally, the property benefits from ample driveway parking, and an integrated garage with power and lighting. The South-facing garden is mainly laid to lawn with a large sun terrace, which is the ideal spot to enjoy panoramic views of the sea.

The peaceful coastal setting with breathtaking sea views, beautifully presented accommodation, and easy access to local amenities in the nearby town centre makes this an ideal home for anyone looking to enjoy Island life by the sea in one of its most sought after coastal locations. A viewing is recommended to fully appreciate everything this truly fantastic detached home has to offer!





## Accommodation

### Entrance Hall

### Cloakroom

### Lounge/Dining Room

24'6 max x 16'11 max (7.47m max x 5.16m max)

### Kitchen

10'8 x 9'11 (3.25m x 3.02m)

### Bedroom 1

12'11 x 9'11 (3.94m x 3.02m)

### En Suite

9'11 x 4'9 (3.02m x 1.45m)

### Bedroom 2

9'11 x 9'10 (3.02m x 3.00m)

### Bedroom 3

9'11 x 7'10 (3.02m x 2.39m)

### Bathroom

9'10 x 7'10 (3.00m x 2.39m)

### Outside

To the front of the property the driveway provides ample off road parking for several cars and access to the garage with an up and over door, power and lighting. Gated side access leads to enclosed South-facing garden, which is mainly laid to lawn with a large sun terrace.



Services

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

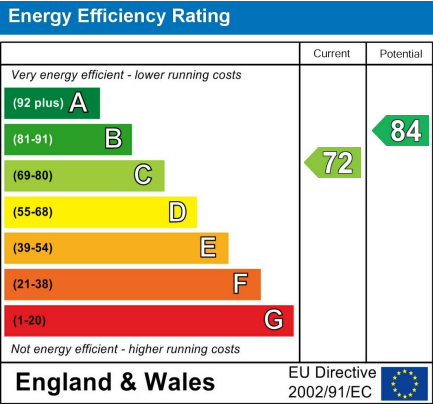
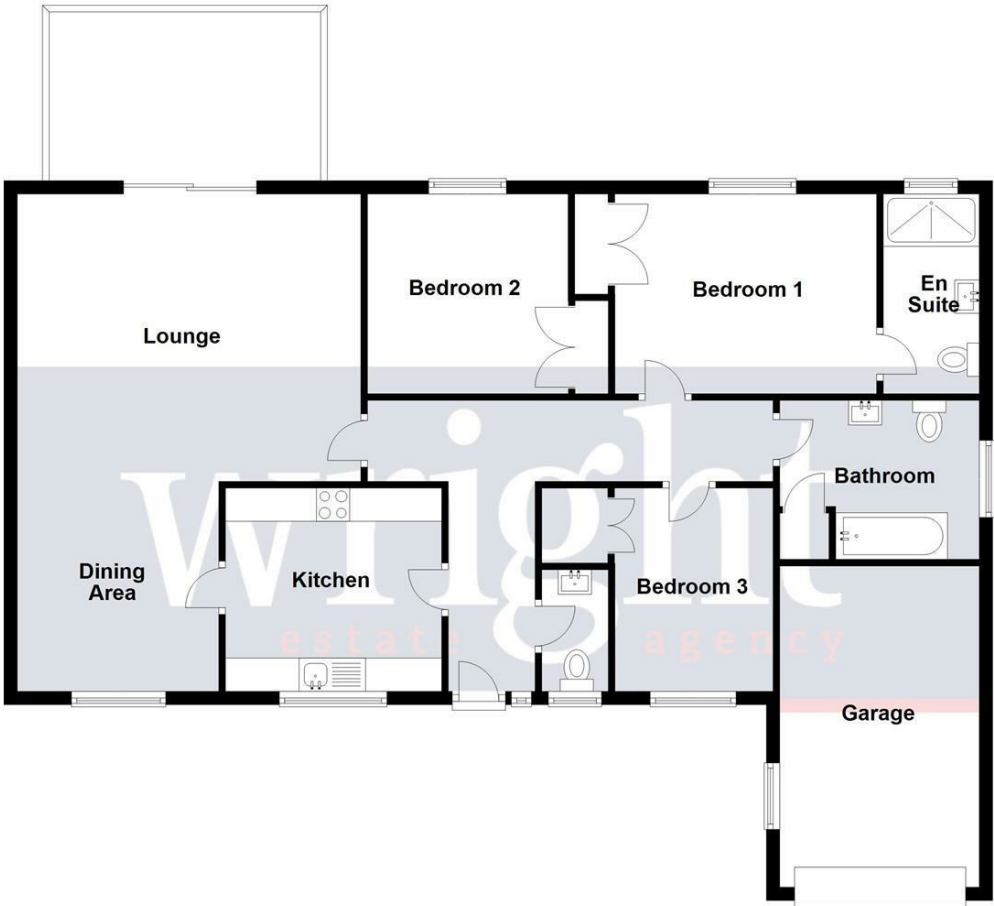
Council Tax

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor



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 .....