



**Flat 1, Ardmore House Hambrough Road Ventnor,
PO38 1SQ**

£209,000



Chain-free, this ground floor apartment overlooks Ventnor Beach and offers stunning sea views. Conveniently located within a short walking distance to the town centre, local amenities, and the beach, this property is a fantastic opportunity for investors or those wishing to live beside the seaside. The apartment features a spacious living room with a balcony that provides far-reaching sea views, two double bedrooms, a kitchen, and a bathroom. Additional benefits include double glazing and a telephone entry system.

GROUND FLOOR

2 DOUBLE BEDROOMS

**IDEAL FOR THOSE WISHING TO LIVE BESIDE
THE SEASIDE OR INVESTORS**

CLOSE TO ALL LOCAL AMENITIES

DOUBLE GLAZED

SEA VIEWS

ROOMS

Communal Entrance

Telephone entrance system to all apartments.

Entrance Hall

Telephone entry system. Modern electric heater. Doors off to:

Living Room

Double glazed Patio doors to balcony with far reaching sea & beach views. Modern electric heater.

Balcony

Balcony area to admire the view.

Kitchen

Fitted base & wall units. Window to side aspect.

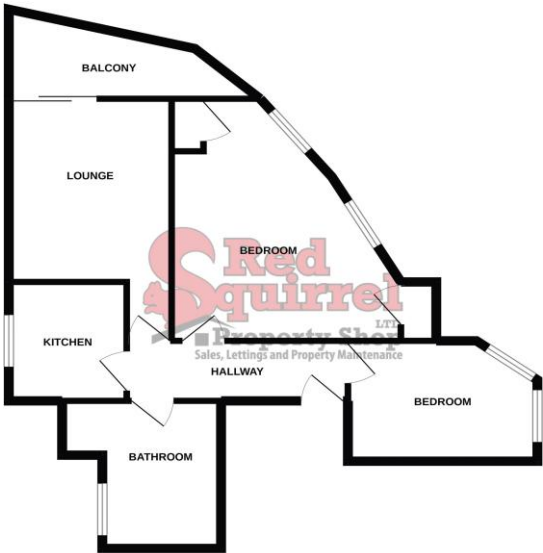
Bedroom 1 11' 10" x 11' 10" (3.60m x 3.60m)

Two double glazed windows to front aspect with. Modern electric heater.

Bedroom 2 12' 7" x 15' 0" (3.83m x 4.57m)

Double glazed windows to side & front aspect with stunning sea views. Modern electric heater. Airing cupboard. Storage cupboard.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made and forworn 12/2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

