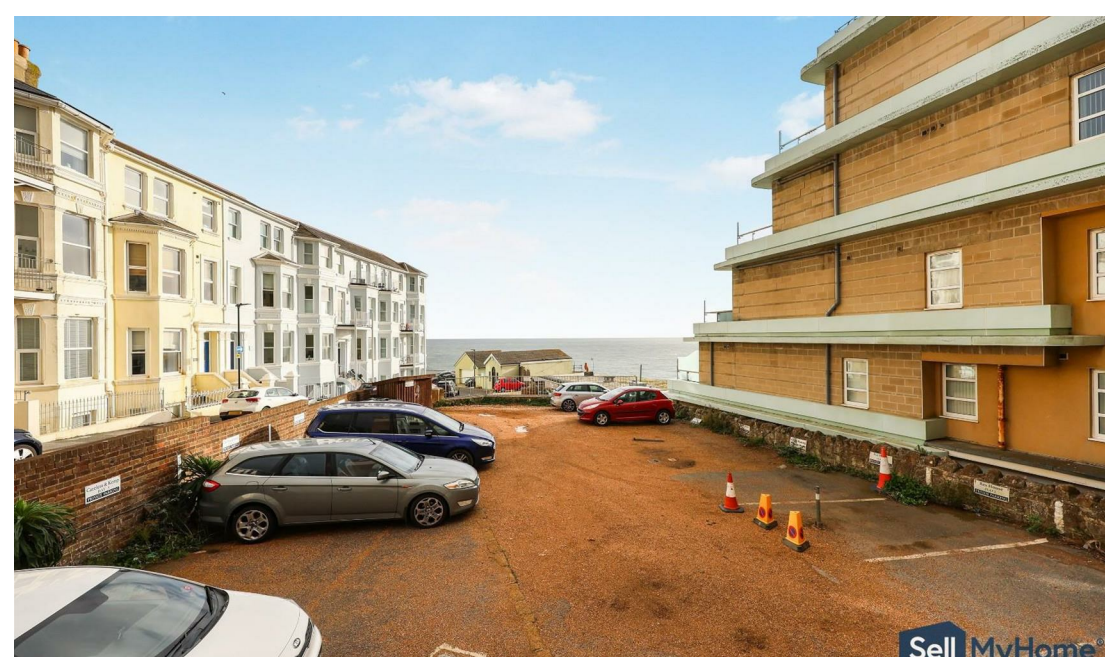




Church Street, Ventnor

2  1  1  D 





- 2 BEDROOM FIRST FLOOR APARTMENT
- CHAIN FREE
- FOR SALE BY MODERN AUCTION - T&C's APPLY
- BUYERS FEE APPLY
- MINUTES AWAY FROM VENTNOR BEACH
- TOWN CENTRE LOCATION
- SUBJECT TO RESERVE PRICE
- THE MODERN METHOD OF AUCTION

CHAIN FREE – PRIME VENTNOR TOWN CENTRE LOCATION!

Discover this generously proportioned 2-bedroom first floor flat, ideally positioned in the vibrant heart of Ventnor Town Centre. Enjoy effortless access to shops, restaurants, the golden sandy beach and essential amenities – everything you need is just a short stroll away.

The property offers a spacious bay-fronted lounge filled with natural light, a fitted kitchen, bathroom suite, two well-proportioned bedrooms, double glazing and efficient electric heating.

Moments from the stunning seafront and esplanade, this property presents an exceptional opportunity as a holiday retreat or second home, a lucrative buy-to-let with strong rental potential or the perfect first-time buyer home.

Offered with NO ONWARD CHAIN – secure your slice of coastal living today!

Contact SellMyHome now to arrange your viewing.

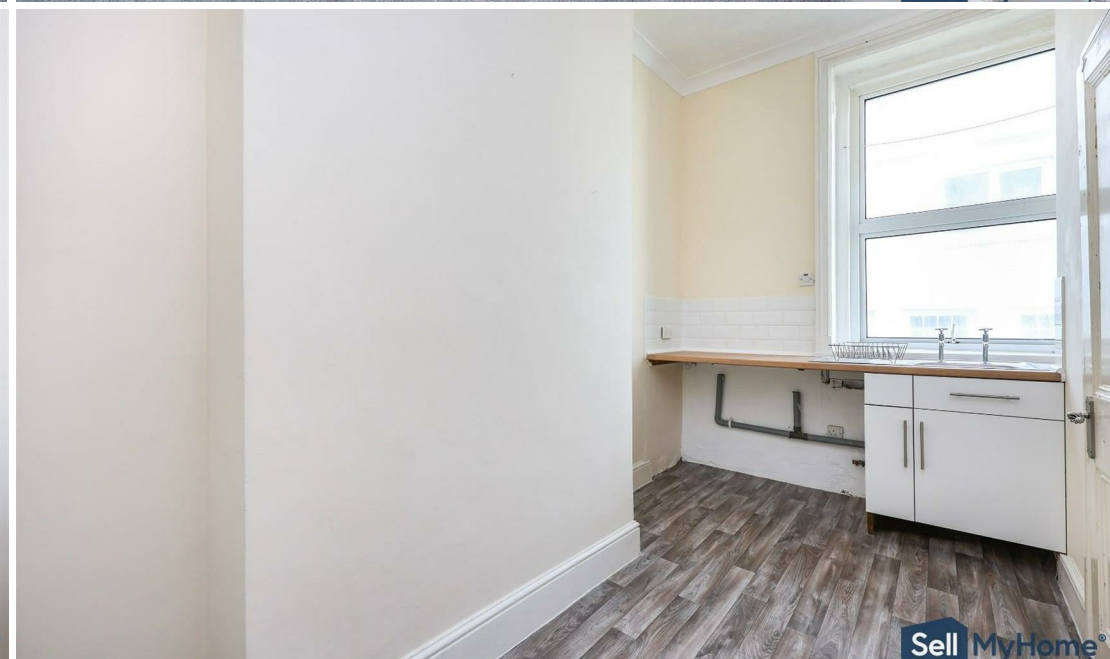
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

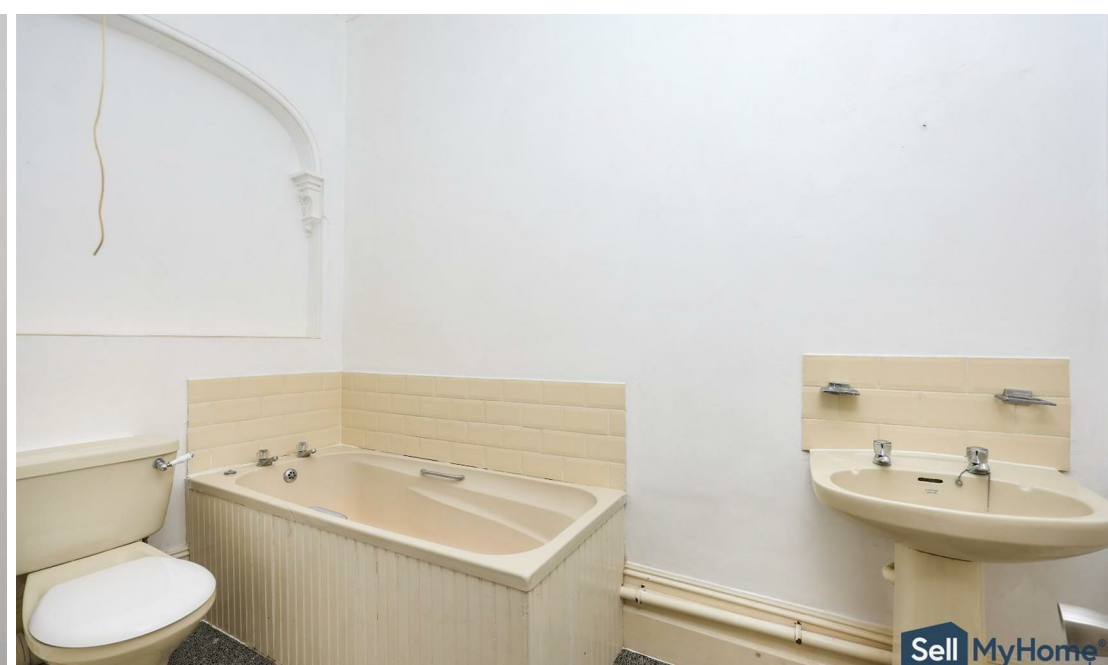
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

By Auction: £100,000







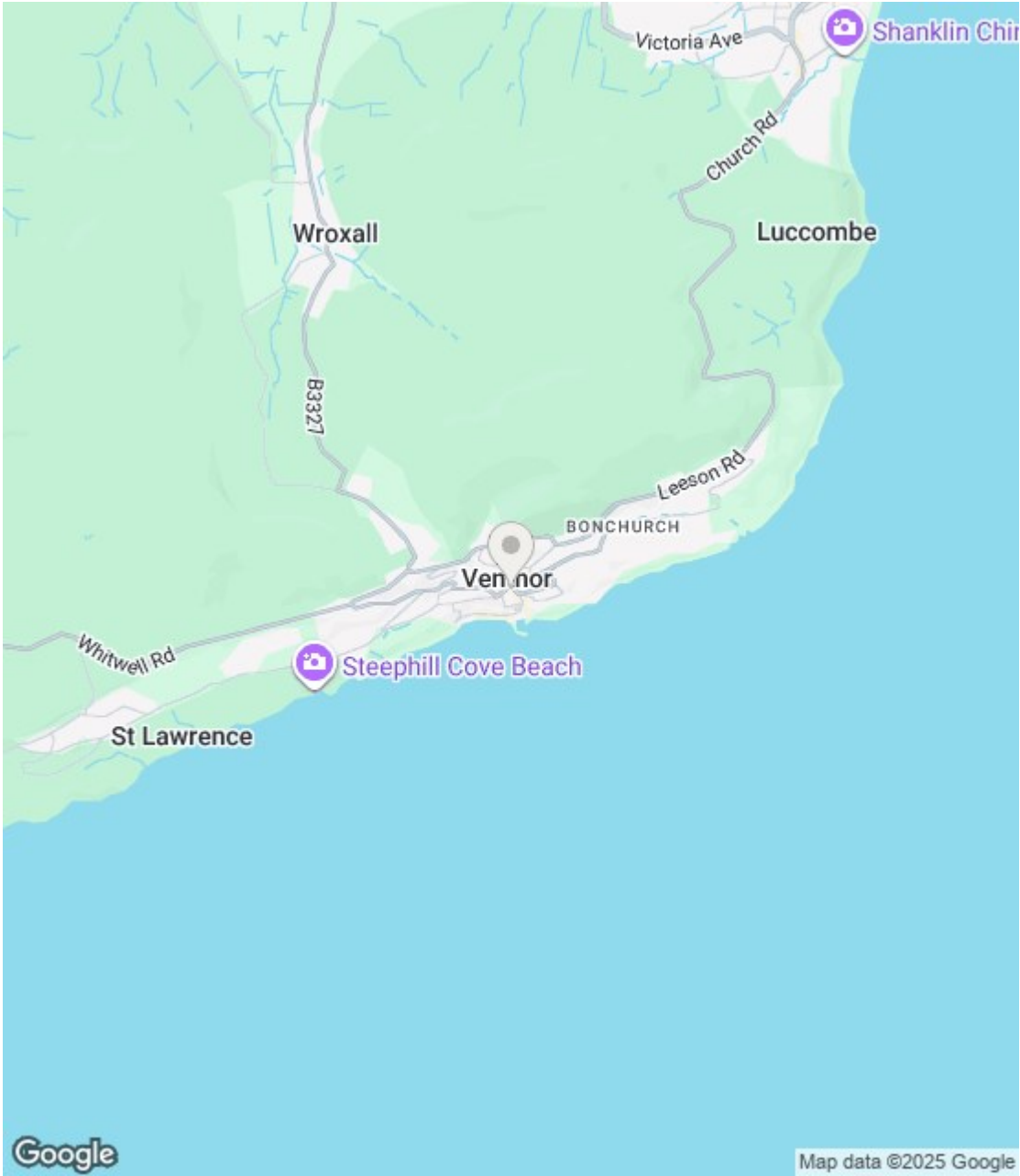
Energy Efficiency Rating

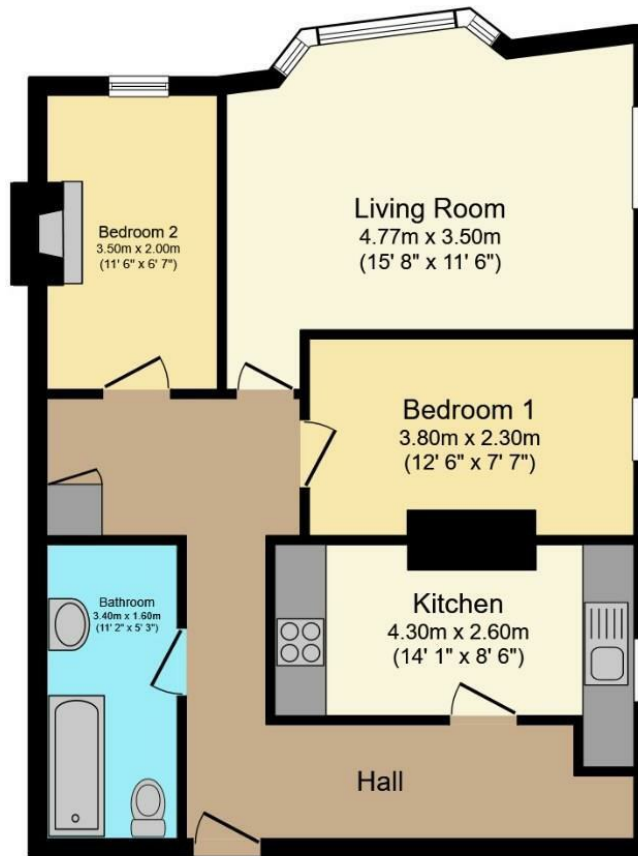
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PRS Property
Redress
Scheme

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





Total floor area 62.1 sq.m. (668 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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