

**£274,950 Freehold**

## **Ventnor, Isle of Wight**



- **3 Bedrooms**
- **Beautifully Presented**
- **Very Convenient Location**
- **Deceptively Spacious**
- **Walking Distance of the Beach**



## About the property

Tucked away just moments from Ventnor's characterful high street, this beautifully presented three-bedroom Victorian home perfectly balances period charm with modern living, all set within one of the Isle of Wight's most desirable coastal towns.

The location is hard to beat. From the front door, you're within easy walking distance of Ventnor Esplanade and its scenic coastal paths, with glorious routes stretching towards Bonchurch and Wheeler's Bay in one direction and on to the ever-popular Steephill Cove in the other. Independent shops, cafés and restaurants are quite literally a stone's throw away, making day-to-day life both convenient and delightfully sociable. You can understand why this property has been a happy home for some 46 Years.

Inside, the property is in exceptional condition throughout. The ground floor offers a generous lounge ideal for relaxing or entertaining, alongside a separate dining room currently used as a study—perfect for home working or flexible family living. To the rear, a stylish and thoughtfully designed kitchen/breakfast room forms the heart of the home, finished to a high standard and benefiting from a second access leading directly out onto Albert Street.

Upstairs, there are three well-proportioned bedrooms, two of which are spacious doubles. The principal bedroom is particularly impressive, enjoying excellent space and the added luxury of a private balcony. A recently refurbished shower room completes the first floor, presented immaculately with a sleek, contemporary finish.

Outside, the house enjoys a pretty and private garden—an inviting retreat with ample room to relax or potter. A large storage area, currently used as a workshop, provides excellent additional space for hobbies, storage or creative pursuits.

Whether you're looking for a permanent residence or a stylish second home by the sea, this charming Victorian property offers comfort, character and an enviable coastal lifestyle in equal measure.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Accommodation

### GROUND FLOOR

Entrance

Lounge 14'7 x 12'9

Dining Room 14'9 x 12'1

Kitchen Breakfast 17'4 x 9'4

### FIRST FLOOR

Landing

Bedroom 1 15'1 x 14' Balcony

Bedroom 2 12'3 x 11'6 with shower

Bedroom 3 13'8 x 7'6

Shower Room

### OUTSIDE

Garden

Workshop/Storage

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiow.co.uk](http://triggiow.co.uk)**