



- Character Townhouse
- CHAIN FREE
- Viewings Welcome
- 2/3 Bedrooms
- Close to Town Centre & Seafront
- Ideal Full-Time or Holiday Home
- Views of Ventnor Downs & Sea Views from the Attic Room
- Flexible Accommodation
- Gas Central Heating & Double Glazing

Downsview 34 North Street, Ventnor, PO38 1NJ

£179,950

This charming townhouse is located in the popular seaside town of Ventnor. The nearby town centre offering a range of useful amenities and the picturesque seafront with miles of coastal walks to explore are both within easy walking distance.

The flexible accommodation is arranged over 3 floors and comprises a dining room/bed 3 and kitchen on the ground floor, the lounge and bathroom on the first floor, and 2 further bedrooms on the second floor. Additionally, the property benefits from a useful attic room that can be accessed directly from the main bedroom.

The popular coastal location, flexible living accommodation, and easy access to many local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most sought after seaside towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE property has to offer!



# Accommodation

## Entrance Hall

## Dining Room

14'3 into bay x 12'6 (4.34m into bay x 3.81m)

## Kitchen

11'3 x 6'11 (3.43m x 2.11m)

## First Floor Landing

## Lounge

14'8 into bay x 12'4 (4.47m into bay x 3.76m)

## Bathroom

12'7 x 4'10 (3.84m x 1.47m)

## Second Floor Landing

## Bedroom 1

14'8 into bay x 12'4 (4.47m into bay x 3.76m)

## Bedroom 2

12'7 max x 9'11 max (3.84m max x 3.02m max)

## Attic Room



**Outside**

There is a small enclosed area to the front of the property bordered with picket fencing.

**Services**

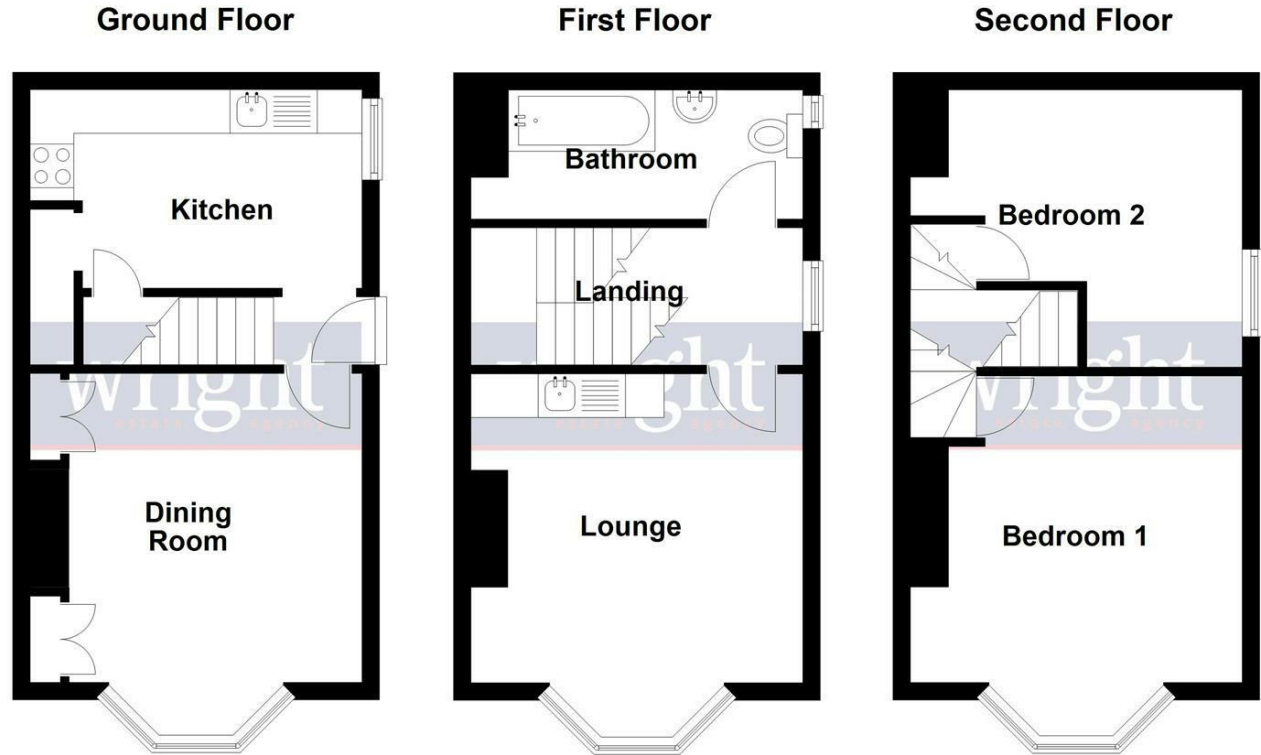
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Council Tax Band B - 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>87</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>49</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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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**Viewing:**      Date .....      Time .....