



McCarthy
& BOOKER

Basement Flat, 80 Mitchell Avenue, Ventnor, PO38 1DS

Guide Price £85,000



A spacious lower ground floor flat close to the town centre and all amenities. With a double bedroom and en-suite, generous lounge/dining area, fitted kitchen and useful study/store, this property is currently let and offers a BUY TO LET investment or convenient coastal home.

Lower Ground Floor Flat in the Heart of Town

Tucked away yet conveniently close to the town centre and all of its amenities, this lower ground floor flat presents an excellent opportunity for either a home or investment. Currently tenanted on an assured shorthold tenancy, it represents a ready-made buy-to-let with reliable income.

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INTERIOR

The property is arranged over two levels, offering flexible and surprisingly spacious accommodation. On the ground floor is a double bedroom with a front aspect window and an adjoining en-suite shower room, providing a private and practical sleeping space.

Stairs lead down to the lower ground floor where a good-sized lounge and dining area creates a welcoming heart to the home. The fitted kitchen is equipped with wall and base units, stainless steel sink, hob and electric double oven with grill, alongside space and plumbing for a washing machine.

A further large storage room offers flexibility, currently used as a store but equally suited to a study or occasional workspace.

Living Room

16'9 x 13'7

Kitchen

8'6 x 8'1

Store

8'5 x 5'08

Bedroom One

8'11 x 9'5

En Suite

5' x 3'

INVESTMENT POTENTIAL

With its central location, versatile layout and current tenancy, this flat makes an attractive proposition for investors. Equally, with some cosmetic updating, it could be tailored into a convenient town centre home.

Further Information

Tenure: Leasehold 95 years remaining of 99 year lease

EPC: D

Council tax band: A

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.