

Spitfire House, 34C Castle Close, Ventnor, PO38 1UD

Asking Price £615,000

EPC Rating: B Council Tax Band: D

ELLIOTT
LINCOLN
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Reassuringly familiar, refreshingly new



****STAMP DUTY PAID – LIMITED-TIME INCENTIVE****
The seller will pay the equivalent of the standard Stamp Duty Land Tax (SDLT) payable by a purchaser buying the property as their sole/main residence. Purchasers liable for the additional-property surcharge will be responsible for any amount above this standard contribution. ****A sale must be agreed before the offer expires - offer expires 21 September 2026. Terms and conditions apply.****

Modern, elegant and full of personality, Spitfire House is a beautifully designed upside-down coastal home enjoying sea views across the English Channel, generous open-plan living, three bedrooms, parking, balcony and a Mediterranean-inspired garden, all within easy reach of Ventnor town, the beach, Steephill Cove and Ventnor Botanic Garden.

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Ground Floor

First Floor

Total floor area: 108.6 sq.m. (1,169 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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