

## 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

Ground Floor, Trigg House  
Monks Brook  
St Cross Business Park  
Newport  
Isle Of Wight  
PO30 5WB

01983 525710

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

## Book a viewing

There is no substitute to seeing the real thing!  
To arrange a viewing contact one of our team on

**01983 525710**

**triggow.co.uk**

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



**£499,950 Freehold**

**Downsview Grove Road, Ventnor, Isle of Wight, PO38 1TS**



- 3 Bedrooms
- BRAND NEW BUNGALOW
- LABC Warranty
- Off road parking
- Sea views, Chain free



Call 01983 525710 to view this home, or visit [www.triggow.co.uk](http://www.triggow.co.uk) for more details



### AGENT'S COMMENTS

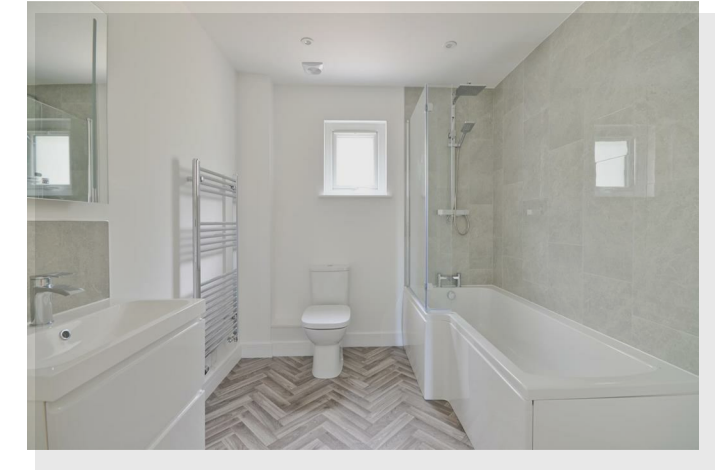
A superbly well designed and conveniently placed bungalow in the heart of Ventnor with the much sought after views of the English Channel.... Offered to the market with off road parking and a rear garden, this property is sure to garner plenty of interest.

Walking distance of the charming Ventnor High Street with its array of boutique shops, excellent eateries and localised amenities. Ideal for those who enjoy a coastal walk can wander along the Esplanade, all the way through to Steephill Cove, whilst lovers of the country can access St Boniface Downs within minutes in the opposite direction!

Ventnor is a town where bungalows are in short supply, particularly so close to town, so this brand new property is something of a rarity! Set back from the road with the much needed benefit of off road parking, this property also offers a good level of outside space too.

Internally, the property offers three bedrooms with a master en-suite and family bathroom to cater the other bedrooms. There is a well sized living area which provides a kitchen, lounge and dining area to enjoy - certain to be a very sociable space for entertaining friends and family.

Council Tax Band TBC



GROUND FLOOR



Made with Metropix (2022)

## Accommodation

GROUND FLOOR

Entrance Hall

Vaulted Kitchen/Lounge/Diner 23'8 x 17'10

Bedroom 1 14'5 x 11'10

En-suite Shower Room

Bedroom 2 11'10 x 11'10

Bedroom 3 11'7 x 11'6

Bathroom

OUTSIDE

Driveway

Gardens