

## Ventnor, Isle of Wight



- **Amazing Sea Views**
- **Superbly presented throughout**
- **Garage & driveway**
- **3 Double bedrooms**
- **Master en-suite, and additional cloakroom**



## About the property

Set in a highly sought after location, this fantastic Ventnor property comes to the market in a fabulous position, and within a short distance of Steephill Cove and overlooking the Cricket Club.

Within a short stroll, you can be wandering the coastal path of Steephill Cove and Flowers Brook, whilst the other direction will have you amongst the stunning wildlife of Ventnor Botanical Gardens and taking in the warmest part of the Island. Southerly facing, this home boasts views out across the English Channel and the current owners enjoy watching the Round the Island yacht race and large cruise liners disappear into the sunset

As you arrive in this peacefully, tranquil location, you're immediately met with off road parking, and single integral garage, an ideal place for storage or keeping a precious vehicle.

Internally, the home is ready for the new owners to step inside and the only thing that you will need to worry about is where to place your sofas to get the best view of the sea! The L-shaped lounge/diner is a bright and airy space, ideal for entertaining and has a modern fitted kitchen to cook up your favourite culinary dishes.

There's three double bedrooms, all with built in wardrobes and the master bedroom hosts a modern en- suite shower room with a view across the ocean. Further to this, there's a family bathroom and additional cloakroom.

Externally, the home provides both front and rear gardens, along with a spacious York stone patio area for al fresco style dining and soak up the sun while you gaze upon the sea. Along with this, there's a lawned area to enjoy and also a tranquil seating area.

Council Tax Band E

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner 24'5 x 20'5 L-shape

Kitchen 10'7 x 9'8

Bedroom 1 11'9 x 9'9 built in wardrobes

En-suite

Bedroom 2 9'9 x 9'8 built in wardrobes

Bedroom 3 9'9 x 7'8 built in wardrobes

Bathroom

WC

### OUTSIDE

Front Garden

Driveway

Garage

Side Access

Rear Garden

Raised Sun Terrace with sea views

## 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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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			