

## Ventnor, Isle of Wight



- **Spacious Maisonette**
- **Parking for two**
- **Character and period features throughout**
- **Walking distance of town and beach**
- **Ideal first home, buy to let or holiday home**



## About the property

A wonderfully sized, characterful and well placed maisonette in the heart of the Victorian seaside town of Ventnor. This well presented, spacious home makes for the ideal first purchase, second home or perhaps someone looking to downsize, but wants convenience and large rooms!

A short stroll away, you will find the independent shops, cafes and restaurants of Ventnor High Street. Further on from this, you will find the charming esplanade, beach and marina. There are plenty of charming walks close by and those feeling a bit more adventurous will find the St Boniface Downs close too, something this property looks out onto.

High ceilings, sash windows with original shutters and a period fireplace are just some of the features this property offers. The room sizes are excellent and the large windows ensure that the light simply pours through. There is one large double bedroom, suitably complimented by a modern bathroom and a separate kitchen and lounge/diner, which looks onto the downs.

Local Authority - Isle of Wight Council  
Council Tax Band - A  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Inner hall

Bedroom 12'8 x 11'6

Kitchen 9'8 x 8'7

Bathroom

Storage

Lounge/Diner 14'8 x 14'8

### OUTSIDE

Parking for two

## 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

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		70	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			