

Ventnor, Isle of Wight



- **Ground floor**
- **Ideal holiday let/holiday home**
- **Sea views**
- **2 Double bedrooms**
- **Private patio**



About the property

A wonderful opportunity to purchase a beautifully designed Ventnor seafront apartment. This stunning ground floor property is a stone's throw from the beach, Spyglass Inn, the 5* Smoking Lobster restaurant, and wonderful walks along the South West coastline.

Ventnor Esplanade is just on your doorstep it offers charm, character, and history. Popular in the Victorian era, the seafront area has retained much of its allure. The microclimate here means that Ventnor has been known to offer more days of sunshine than anywhere else in the UK combined with the town's renowned qualities for respiratory and air quality.

This ground floor apartment, overlooks Ventnor Beach and boasts far reaching sea views. It's located within short walking distance to the town centre, with all local amenities and with the beach so close this property would be an ideal holiday home/holiday let with great earning potential.

Internally, the property consists of a good-sized living room with a balcony and outside patio area and offers far reaching sea views. There's a further two double bedrooms, kitchen and bathroom. Other benefits include double glazing and a secure telephone entry system.

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

Accommodation

Entrance

Hallway

Kitchen 7'2"x 5'6"

Lounge 11'9"x10'1"

Bedroom 1 (16'1" max x 14'3" max).

Bedroom 2 (12' max x 7' 9")

Bathroom (7'2" x 4'6")

Outside

Patio

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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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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

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		