



- Spacious Ground Floor Apartment
- Allocated Parking
- Short Walk to Town & Seafront

- 2 Bedrooms (1 En Suite)
- Sea Views
- Ideal Full-Time or Holiday Home

- Large Open-Plan Living Area & Kitchen
- Cellar/Storage
- Viewing Recommended!

1 Clarendon Villas Grove Road, Ventnor, Isle of Wight, PO38 1TS

£250,000



This impressive ground floor apartment forms part of an imposing character building, conveniently located minutes from Ventnor town centre, enjoying views across the town and of the sea beyond from the private terrace. The apartment is within easy walking distance of popular eateries, a variety of local shops and the picture postcard seafront with miles of coastal walks to explore.

The well-presented accommodation comprises a spacious open-plan living area/kitchen with high ceilings, a large master bedroom with en suite, second bedroom with useful mezzanine level, a shower room and cellar, which would make an ideal wine cellar or extra storage space. Additionally, the property benefits from allocated parking for 1 car.

The tastefully decorated interior, easy access to Ventnor's many amenities and the ability to holiday let the apartment makes this an equally suitable full-time or holiday home for anyone looking to enjoy life by the sea in one of the Island's most sought after coastal locations. A viewing is a must to fully appreciate everything this beautiful character apartment has to offer!





## Accommodation

### Entrance Hall

### Open-Plan Living Area & Kitchen

33'5 into bay x 15'7 (10.19m into bay x 4.75m)

### Bedroom 1

15'10 max x 13'10 max (4.83m max x 4.22m max)

### En Suite

### Office Area

### Bedroom 2

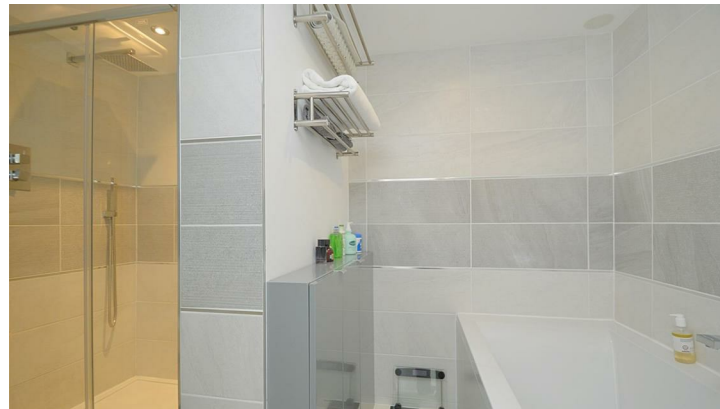
13'8 narrowing to 6'6 x 10'6 (4.17m narrowing to 1.98m x 3.20m)

### Shower Room

### Cellar

### Outside

Allocated parking is located at the front of the building.



**Services**

Unconfirmed: gas, electric, telephone, mains water and drainage.

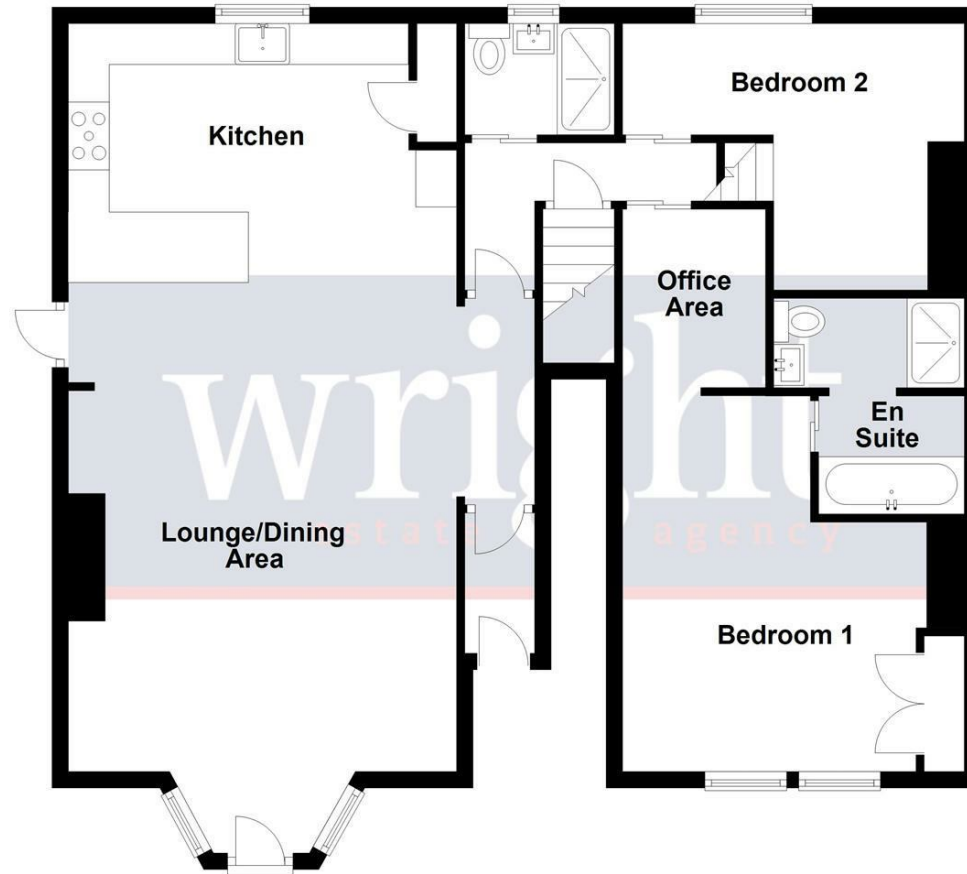
**Council Tax**

Council Tax Band B - Please contact The Isle of Wight Council on 01983 823901.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

**Ground Floor**



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>		79	79
(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		

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....