



- Ground Floor Apartment
- Gas Central Heating
- Communal Garden Area
- Sea Views
- Close to the Town Centre
- CHAIN FREE
- Parking Space
- Modern Kitchen/Breakfast Room
- Cellar & Utility Area

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

£229,950

This CHAIN FREE two bedroom ground floor apartment is ideal for those seeking a seaside retreat, or those looking for a full time home and now wishing to avoid those everyday stairs. The home offers good sized rooms, some period features and a location that is just minutes away from the town centre and the beach. The home has sea views which contributes to a great lifestyle purchase for the new owners. The modern kitchen/breakfast room benefits from a utility area, and the main bedroom with an en-suite shower room.

The home has off road parking to the front of the building. Access to the apartment can be via the communal garden or the front door, this offers ease of use and flexibility, particularly helpful with apartments. The home also benefits from a cellar, (ideal for storage) and has gas central heating. We highly recommend a viewing, and to explore the local area/town to fully appreciate what a great opportunity this home offers. Please contact our Shanklin branch to arrange your viewing today.



## Accommodation

### Entrance Hallway

### Lounge/Dining room

19'11 into bay x 15'10 (6.07m into bay x 4.83m)

### Kitchen/Breakfast Room

15'4 x 9'6 (4.67m x 2.90m)

### Bedroom 1

15'7 max x 13'8 max (4.75m max x 4.17m max)

### En-Suite Shower Room

8'3 x 4'7 (2.51m x 1.40m)

### Bedroom 2

15'3 max x 13'9 max (4.65m max x 4.19m max)

### Bathroom

6'2 x 4'3 (1.88m x 1.30m)

### Separate W.C

6'9 x 2'10 (2.06m x 0.86m)

### Utility Area

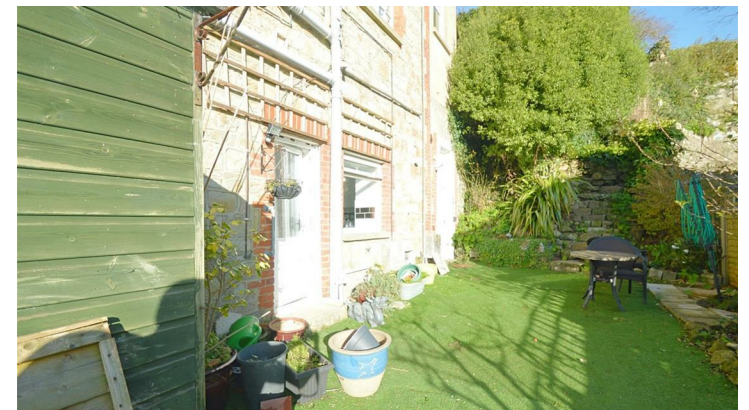
9'8 x 2'11 (2.95m x 0.89m)

### Cellar

9'1 x 5'9 (2.77m x 1.75m)

### Outside - Parking & Communal Garden

There is a parking space at the front of the building. At the side is a communal garden area, shared with one other apartment.



**Services**

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

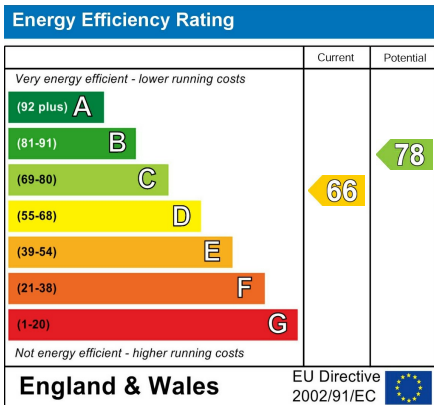
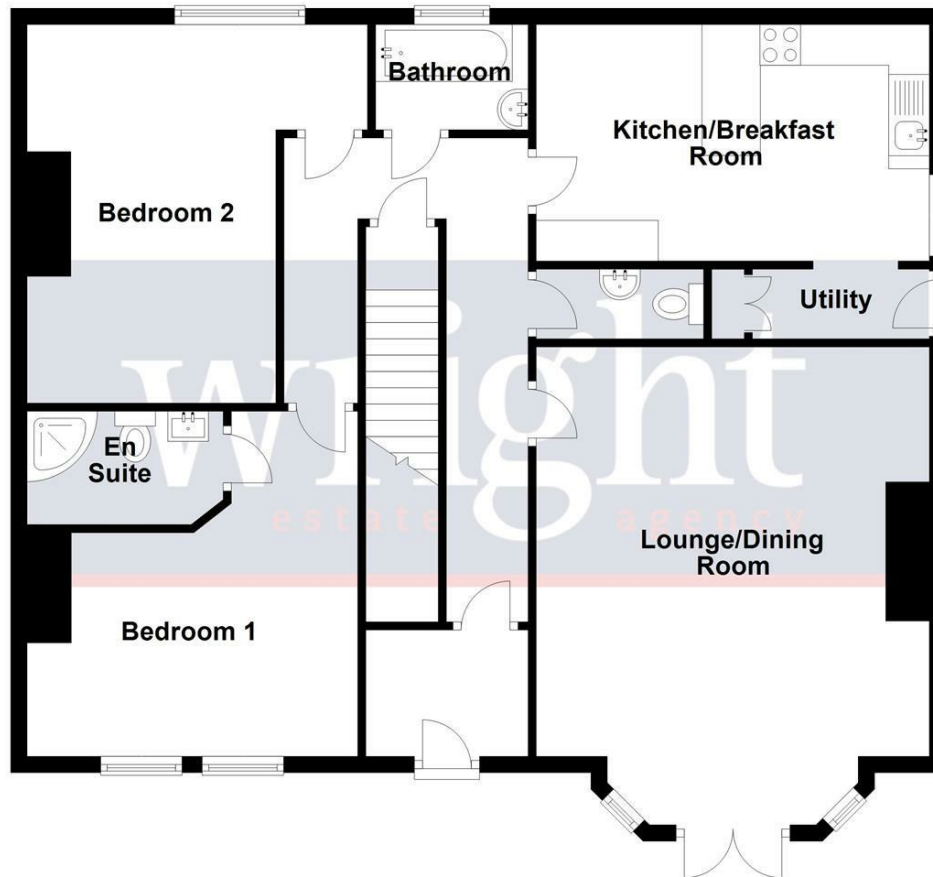
**Council Tax**

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

**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**



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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**

Date .....

Time .....