

Flat 2, 19 Church Street, Ventnor, PO38 1SN

Guide Price £145,000

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McCarthy & BOOKER

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A two-bedroom apartment with hillside views, situated in a fantastic Ventnor location close to the beach, local amenities, cafés and restaurants.

Town centre apartment

Situated in a convenient position on Church Street, just off Hambrough Road, this appealing two-bedroom apartment occupies part of the second floor of the building and enjoys a fabulous outlook. Offering an excellent combination of character and coastal living, the property is ideally placed for enjoying all that Ventnor has to offer.

The beach is within easy reach, while the town's independent shops, supermarkets, cafés and restaurants are all close at hand. The location also provides good transport links, making this an ideal choice for those looking for a permanent home, coastal retreat or investment property.

Interior

The apartment offers well-proportioned accommodation with a comfortable and practical layout and benefits from an elevated outlook, adding to the sense of light and space.

There are two bedrooms, providing flexibility for a couple, small family or visiting guests, while the remaining accommodation offers everything required for relaxed everyday living. The apartment's position makes it particularly appealing to those wishing to enjoy the convenience of town living without being far from the sea.











Exterior

Undoubtedly, its greatest attraction is the location, ideally placed for accessing Ventnor's beach and seafront, with the town's amenities just moments away.
From leisurely walks along the coast to enjoying a coffee at one of the many nearby cafés, the apartment provides an excellent base from which to enjoy the relaxed atmosphere and community spirit for which Ventnor is renowned.

Ventnor

A Victorian seaside town that has fantastic views across the English channel. Despite its relatively small size, Ventnor offers a vibrant cultural scene with the town hosting an International and Fringe Festival. Both the town and the seafront has an array of local boutiques, cafes and high end restaurants, many specialising in local seafood. An abundance of outside recreational pursuits can be found including a golf course, rugby and cricket club. There are beautiful walks to the Ventnor Downs, along the coastal path and down to the ever popular Steephill Cove.

Further Information

Tenure: Leasehold, commenced Oct 13th 2023, share of freehold
Current maintenance charge £855.00 due January
EPC: F
Electric boiler
Council tax band: A
Mains electric, sewerage and water
Loft partially boarded with ladder access





Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

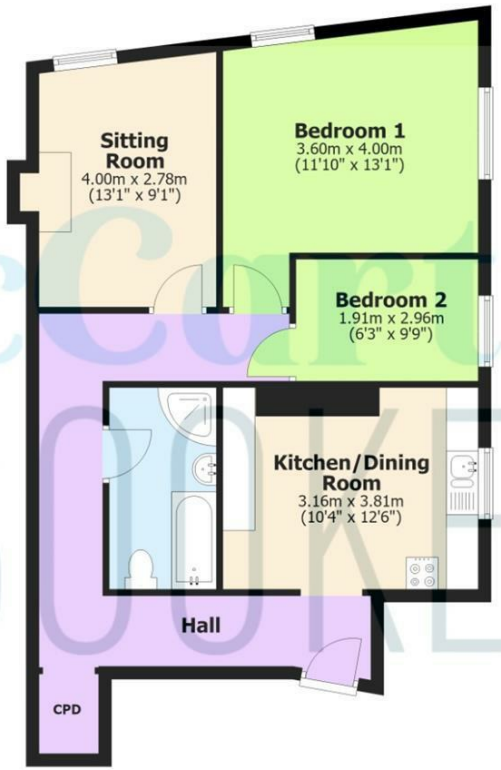
Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Flat

Approx. 65.8 sq. metres (707.7 sq. feet)



Total area: approx. 65.8 sq. metres (707.7 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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