

shanklin@wright-iw.co.uk

wright  
estate agency



- Purpose Built First Floor Flat
- Gas Central Heating
- UPVC Double Glazing

- Allocated Parking
- Close to Local Amenities
- CHAIN FREE

- 1 Double Bedroom
- Lounge & Separate Kitchen
- Viewings Welcome

Flat 1, Grove House 100 Albert Street, Ventnor, PO38 1EU

**£120,000**

Located in the charming seaside town of Ventnor, this delightful first-floor flat offers a perfect blend of comfort and convenience. With one well-proportioned double bedroom, this property is ideal for individuals or couples seeking a tranquil retreat by the sea.

The flat features a welcoming lounge, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a bright and airy atmosphere throughout.

One of the standout features of this property is the availability of parking for one car, a valuable asset in this popular coastal area. This makes it easy for you to explore the stunning surroundings and enjoy the local amenities that Ventnor has to offer.

Ventnor is renowned for its beautiful beaches, scenic coastal walks, and vibrant community. With a variety of shops, cafes, and restaurants nearby, you will find everything you need within easy reach. This flat presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a picturesque setting.



# Accommodation

**Communal Entrance**

**First Floor Landing**

**Entrance Hallway**

**Lounge**

11'9 x 10'4 (3.58m x 3.15m)

**Kitchen**

10'6 x 6'10 (3.20m x 2.08m)

**Bedroom**

10'8 x 9'6 (3.25m x 2.90m)

**Bathroom**

7'1 x 6'8 (2.16m x 2.03m)

**Outside**

There is an allocated parking space located at the rear of the building.



## Services

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

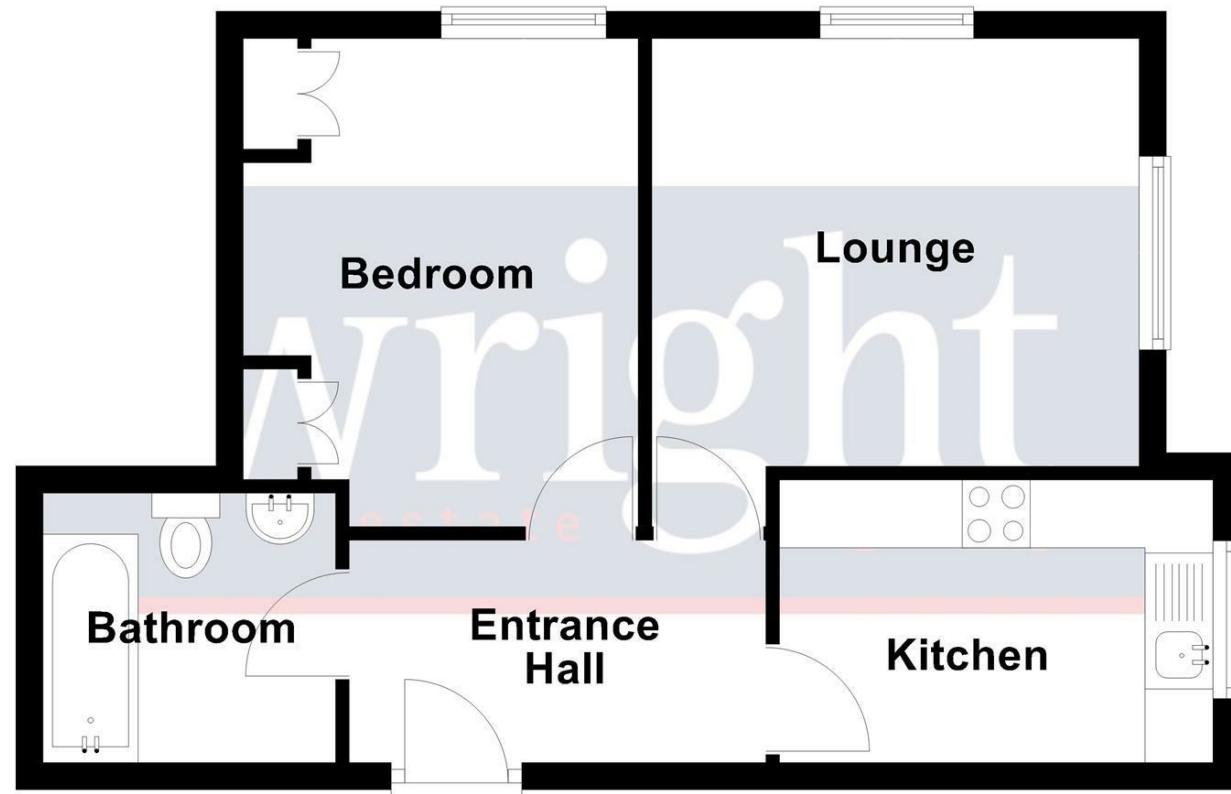
## Council Tax

Band A - 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.

## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF  
 Phone: 01983 866822  
 Email: shanklin@wright-iw.co.uk

<b>Viewing:</b>	Date .....	Time .....
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