



- Terraced House
- Modernisation Required
- Potential Off Road Parking (subject to relevant planning permission)
- 3 Bedrooms
- Quiet Residential Location
- CHAIN FREE
- Fantastic Sea Views!
- Lawned Rear Garden
- Viewings Welcome

25 Downside, Ventnor, PO38 1AL

£175,000

This mid-terraced house is located on a quiet residential road in Upper Ventnor. The property is ideally placed to enjoy fantastic sea views from the first floor bedrooms and the rear garden. A local convenience store, and 2 popular schools are within easy walking distance. The nearby town centre is only minutes away by car and provides access to a range of useful amenities. Ventnor's picturesque seafront with miles of coastline to explore is easily accessible.

The accommodation is in need of full refurbishment and comprises a large lounge/diner, kitchen and utility area on the ground floor, with 3 bedrooms, the bathroom and a separate WC on the first floor. Additionally, the property benefits from a lovely lawned rear garden with fantastic uninterrupted sea views. The front garden is currently laid to lawn, but has the potential to be turned into off road parking (subject to the relevant planning permission).

The peaceful residential setting, stunning sea views, and the potential to put your own stamp on this CHAIN FREE home is an opportunity not to be missed. A viewing is recommended to fully appreciate everything this fantastic terraced home has to offer!



## Accommodation

### Entrance Hall

### Lounge/Dining Room

24'8 x 11'10 max (7.52m x 3.61m max)

### Kitchen

12'9 x 7'5 max (3.89m x 2.26m max)

### Lobby

### Utility

### First Floor Landing

### Bedroom 1

13'4 max x 11'10 (4.06m max x 3.61m)

### Bedroom 2

11' x 8'11 (3.35m x 2.72m)

### Bedroom 3

8'11 x 8'1 (2.72m x 2.46m)

### Bathroom

### Separate WC

### Outside

To the front of the property the lawned garden has potential for off road parking to be created, subject to the relevant planning permission. The lovely lawned rear garden enjoys fantastic uninterrupted sea views.



**Services**

Unconfirmed: electric, telephone, mains water and drainage.

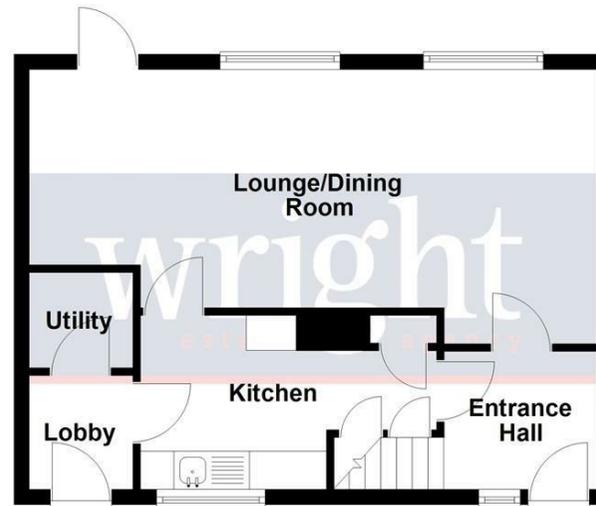
**Council Tax**

Council Tax Band C - 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**



**First 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>                            |                         |         |           |
| (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 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

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