



Hambrough Road | | Ventnor | PO38 1SQ

**Offers Over £190,000**



## Hambrough Road | Ventnor | PO38 1SQ Offers Over £190,000

Chain-free, this ground floor apartment overlooks Ventnor Beach and offers stunning sea views. Conveniently located within a short walking distance to the town centre, local amenities, and the beach, this property is a fantastic opportunity for investors or those wishing to live beside the seaside.

The apartment features a spacious living room with a balcony that provides far-reaching sea views, two double bedrooms, a kitchen, and a bathroom. Additional benefits include double glazing and a telephone entry system.

- GROUND FLOOR
- 2 DOUBLE BEDROOMS
- IDEAL FOR THOSE WISHING TO LIVE BESIDE THE SEASIDE OR INVESTORS
- CLOSE TO ALL LOCAL AMENITIES
- DOUBLE GLAZED
- SEA VIEWS

Communal Entrance

Entrance Hall

Living Room

Balcony

Kitchen

Bedroom 1

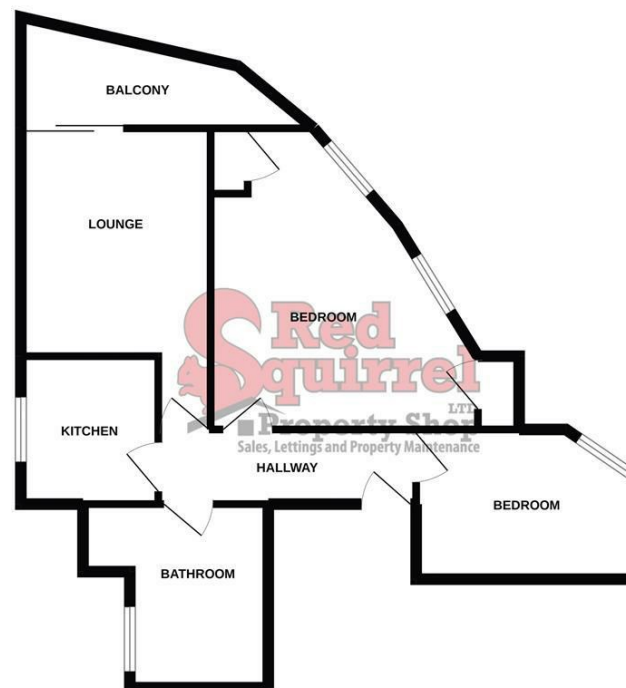
11'10" x 11'10" (3.61 x 3.61)

Bedroom 2

12'7" x 15'0" (3.84 x 4.57)



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>		
(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

Council Tax Band **A**  
EPC Rating **E**

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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