



Hambrough Road | Ventnor | PO38 1SQ

Offers Over £190,000

RED
SQUIRREL
PROPERTY SHOP

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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 • CLOSE TO ALL LOCAL TO LIVE BESIDE THE AMENITIES SEASIDE OR INVESTORS
- DOUBLE GLAZED • SEA VIEWS

Communal Entrance

Entrance Hall

Living Room

Balcony

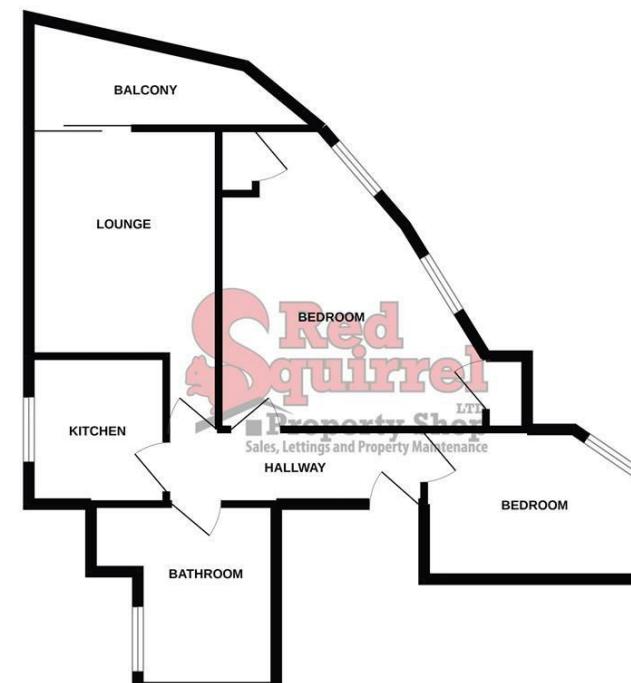
Kitchen

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)	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	

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, measurements 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 and fixtures mentioned have not been tested and no guarantee is given as to their operability or efficiency can be given.
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