



£225,000

12 DOWNSIDE, VENTNOR, ISLE OF WIGHT, PO38 1AL

Hose
Rhodes
Dickson





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- Chain Free
- Two Double Bedrooms
- Large Reception Room
- Garage and Parking
- Large Garden and Patio
- Sea and Downs Views
- Quiet Location

WC 5' 7" x 3' 0" (1.7m x 0.91m) With obscure glass window to the rear and a white low flush WC.

BATHROOM 5' 7" x 5' 7" (1.7m x 1.7m) Part tiled walls, obscure glass window to the rear, white ceramic wash basin and bath with mixer taps and shower head attachment over.

BEDROOM 2 12' 8" x 9' 7" (3.86m x 2.92m) With window overlooking the rear garden area, built in double wardrobe.

BEDROOM 1 11' 8" x 10' 6" (3.56m x 3.2m) With window overlooking the front garden enjoying sea and countryside views. Built in double wardrobe.

HEATING Via radiators supplied by the boiler.

OUTSIDE A large wrap around garden which is bordered by hedgerow on all sides. The gardens to the front and sides are laid to lawn, with mature beds planted with a mixture of shrubs and flowers. The rear garden is laid to patio, with a further raised decked area with a wooden bench seat and pagoda, providing a lovely place to sit and dine al fresco, while enjoying the views.

Council Tax Band: C

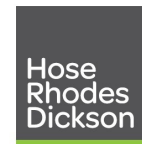


A detached bungalow offering a good sized accommodation with large lounge/diner and two double bedrooms. The property sits back from the road and benefits from being situated on a corner plot giving it a large wrap around garden. The property also benefits from a garage and further parking for one vehicle. Sea views can be enjoyed from the front and side facing windows and also views of the adjacent downland. The bungalow is located in Upper Ventnor which is home to two schools and on the main bus route to Shanklin and Newport and Ryde. Only a short drive away, is Ventnor Town centre with its amenities, shops, eateries and esplanade.

ENTRANCE Wooden glass paned front door, leads into entrance hall. A spacious hall way with a built in storage cupboard which has wooden shelves and houses the water meter. Ample room for further free standing storage or furniture. Doors off to

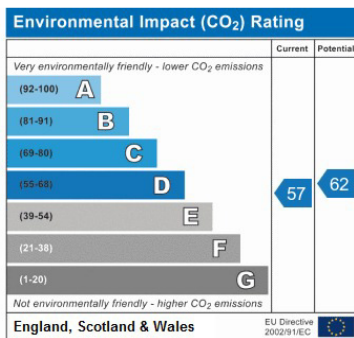
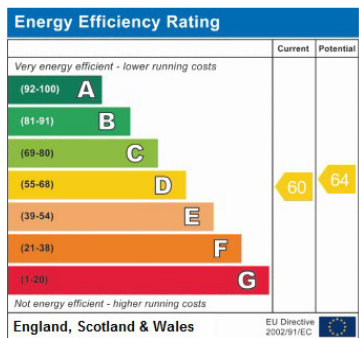
LOUNGE/DINER 18' 9 max" x 15' 6 max" (5.72m x 4.72m) A very bright, spacious room benefitting from dual aspect windows overlooking the front and side gardens. From these windows fine sea and downland views can be enjoyed.

KITCHEN 11' 10" x 9' 7" (3.61m x 2.92m) Another bright room with dual aspect windows overlooking the side and rear gardens. A range of wall and base mounted units with white shaker style door and draw fronts. Integrated Creda electric fan oven and electric hob, stainless steel sink and taps. A door leads out to the rear garden.



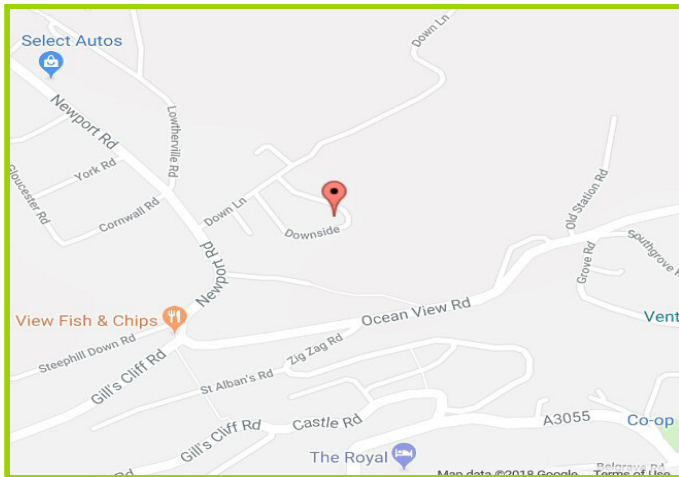
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 855525



Where to find the property

12 Downside, Ventnor, Isle Of Wight, PO38 1AL



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ventnor office to arrange a viewing
01983 855525 or email ventnor@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

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