



£180,000

17 MADEIRA COURT, MADEIRA ROAD, VENTNOR, ISLE OF WIGHT, PO38 1QJ

Hose
Rhodes
Dickson





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- Ground Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Southerly Aspect And Sea Views
- Patio And Garden
- Chain Free

dishwasher. Four ring halogen electric hob, oven and microwave. Electric extractor hood over hob. Space for fridge and integrated composite bowl and a half sink and drainer. Window to the rear.

BATHROOM Fully tiled walls in a white matt tile with multi colour brown marble effect border tile. Fully tiled floor in grey slate effect. White low flush WC. Bath with mixer tap and Triton electric shower over. Wash hand basin housed in a vanity unit. Wall mounted extractor fan. Obscure glass window to the rear.

OUTSIDE At the front of the property is a raised patio area with ample room for seating/dining with a small grass area in front. A great place to enjoy the wonderful panoramic sea views. At the rear is a gravelled area, with space for potted plants and a garden shed. The property comes with an allocated parking space.

Tenure 125 year lease from 1989 plus a share of the freehold. Maintenance is £1100.00 per year which includes £50.00 ground rent and building insurance.

Council Tax Band: B

We are pleased to offer for sale this ground floor flat situated in a tucked away location on the outskirts of Ventnor/Bonchurch. The spacious accommodation comprises a lounge/diner, kitchen, bathroom and two double bedrooms. The property benefits from having it's own garden which enjoys a lovely southerly outlook and great sea views. Available Chain Free, an early viewing is advised.

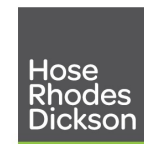
ENTRANCE PORCH Useful space for coats and footwear. Full glass paned door opens into

LOUNGE/DINER 15' 4" x 13' 1" (4.67m x 3.99m) A very bright room, with a large bow window to the front, providing wonderful, far reaching sea views. Ample space for dining table and chairs. Wall mounted, flame effect electric fire and additional electric wall heater. Door off to

BEDROOM 2 13' 2" x 9' 4" (4.01m x 2.84m) A good sized bedroom, suitable for use as either a double or twin bedded room. Space for additional bedroom furniture.

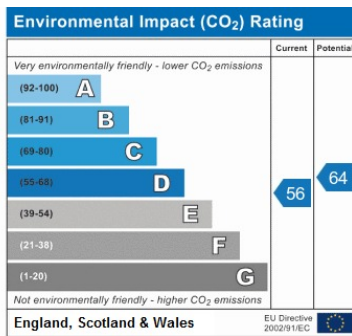
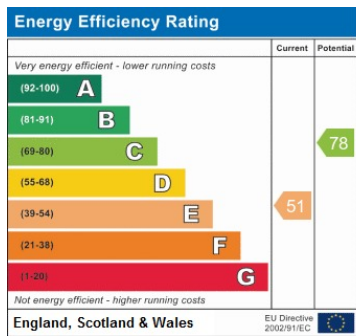
BEDROOM 1 13' 2" x 12' 1" (4.01m x 3.68m) A spacious room with a range of built in wardrobe units along one wall. Another bright room, with bow window enjoying the wonderful sea views. At the back of the room is an obscure glass window allowing borrowed light into the hallway.

KITCHEN 9' 4" x 7' 11" With a fully fitted range of wall and base mounted units with shaker style doors and draws, in a white wood grain effect. Grey granite effect rolled top work surface over. Dual tone grey splash back tiles above. Integrated washer dryer and



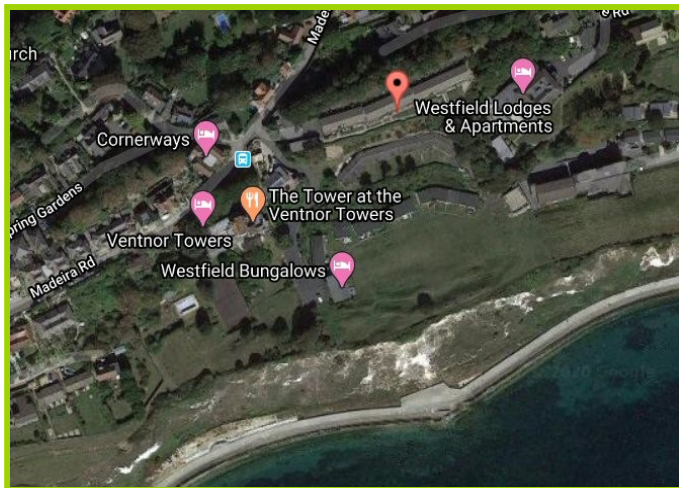
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 855525



Where to find the property

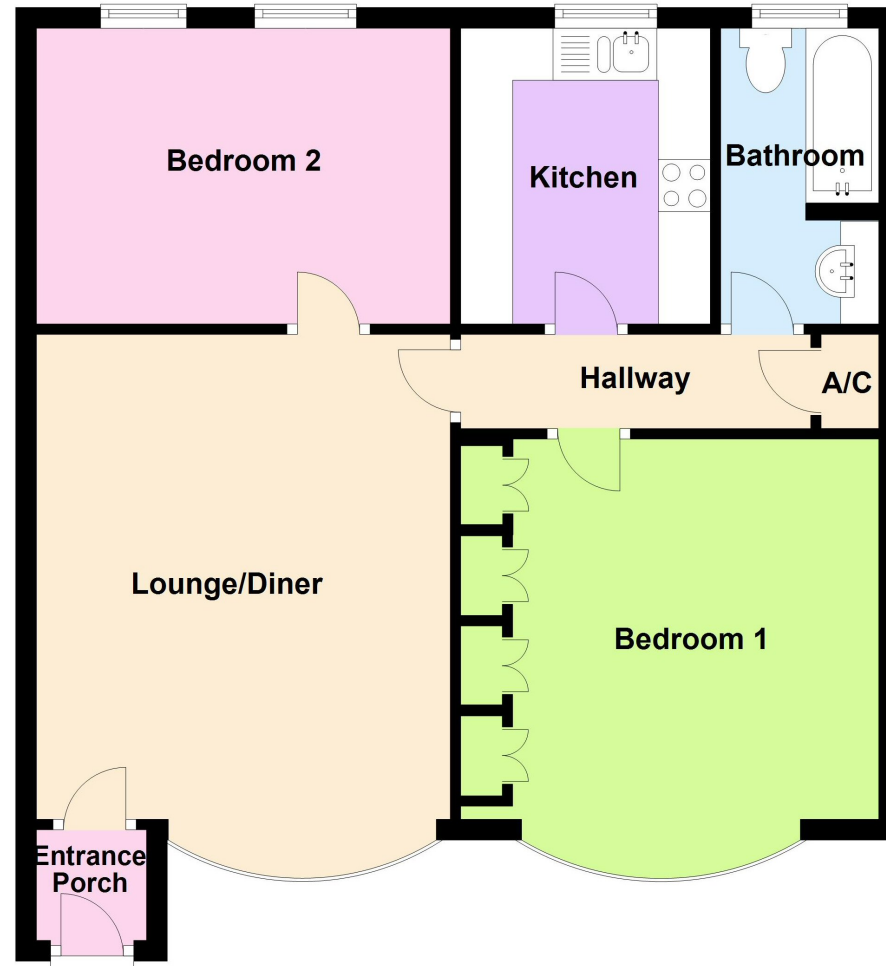
17 Madeira Court, Madeira Road, Ventnor, Isle of Wight,
PO38 1QJ



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

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