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Leeson Road,
Ventnor,
Isle Of Wight.
PO38 1PR

450,000



- Detached chalet bungalow
- Three bedrooms
- Elevated position
- Glorious sea views
- Backs onto St Boniface downs
- Gas central heating
- Lawned gardens to the front and rear
- Parking bay



Ref: PRA11745

Viewing Instructions: Strictly By Appointment Only



General Description

A detached chalet bungalow situated in an elevated position towards the top of Ventnor. The property enjoys glorious sea views from a southerly aspect and backs onto St Boniface Downs. The property benefits from gas central heating and double glazing. The accommodation comprises a bright and airy lounge, good size kitchen, three bedrooms, one en suite and two bathrooms.

Accommodation

Entrance

UPVC double glazed door into entrance porch with opaque glazed door and side screen into Hallway.

Hallway

Stairs to first floor, radiator and storage cupboard.

Lounge (14' 03" x 15' 09") or (4.34m x 4.80m)

Double glazed picture window to front aspect with glorious sea views. Radiator.

Bedroom 1 (10' 11" x 12' 08") or (3.33m x 3.86m)

Double glazed window to front aspect with glorious sea views. Radiator.

Kitchen (12' 01" x 15' 0") or (3.68m x 4.57m)

Range of wall and base units with marble effect work surfaces, stainless steel single drainer sink unit, oven and grill, four ring electric hob, space for dishwasher and washing machine. Wall mounted gas boiler, double glazed door to rear garden.

Bedroom 2 (11' 01" x 9' 05") or (3.38m x 2.87m)

Double glazed window to rear, radiator.

En- Suite

Shower room enclosed shower cubicle, low level WC, pedestal basin.

Bathroom

Panelled bath, low level WC, pedestal basin, radiator.

First Floor

Storage into eaves.

Bedroom 3 (14' 10" x 14' 0") or (4.52m x 4.27m)

Double glazed velux window to front aspect with panoramic sea views, double glazed velux window to rear aspect with view of St Boniface Downs. Radiator, storage into eaves.

Bathroom

Panelled bath, low level WC, pedestal basin.

Outside

To the front is mainly laid to lawn with paved patio areas which provides a perfect vantage point for the lovely sea view. There is also a parking bay. To the rear is a paved patio area off the kitchen and an elevated lawned garden which backs onto St Boniface downs.

Services

EPC Rating:56

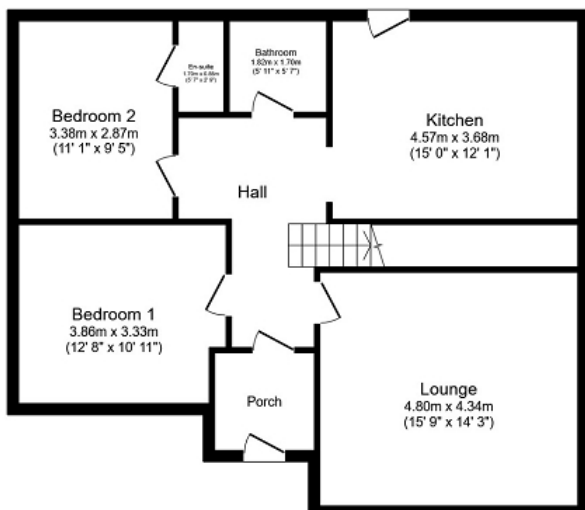
Tenure

We are informed that the tenure is Not Specified

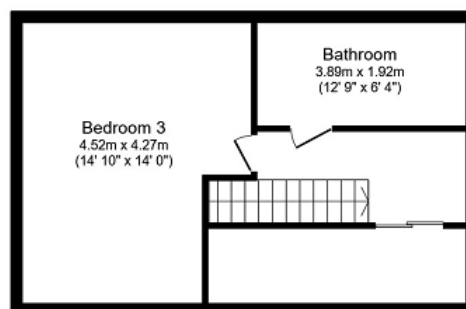
Council Tax

Band Not Specified





Ground Floor



First Floor

Total floor area 120.9 sq.m. (1,301 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a

report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.