



**28a Castle Close,
Ventnor, Isle Of Wight, PO38 1UD**

£419,950



BRAND NEW Detached House

Sea Views!

3 Double Bedrooms

2 Bathrooms

Large Open-Plan Living Area/Kitchen with Balcony

Integral Garage & Off Road Parking

Popular Residential Location

Viewing Recommended!

This stunning detached NEW BUILD is located in a popular residential area, on the outskirts of Ventnor. The property is well placed to enjoy sea views from the first floor balcony and is only minutes away from the famous 'Ventnor Botanic Gardens' with acres of manicured gardens and miles of coastal walks. The nearby town centre and beach are close by, with a variety of shops, eateries and other useful amenities on offer. The property is nearing completion and the accommodation comprises 3 double bedrooms, 2 bathrooms, large open-plan living area/kitchen with a good size balcony, utility room and integral garage with an electric roller door. Additionally, the property benefits from a driveway, and landscaped gardens. The popular location and flexible accommodation makes this an equally suitable full-time or holiday home for anyone looking to enjoy the many benefits of living by the sea! A viewing is a must to fully appreciate everything this superb property has to offer!

Entrance Hall

Stairs to first floor. Storage cupboard. Radiator. Doors off to: -

Bedroom 2 *17' 9" x 9' 9" (5.41m x 2.97m)*

Double glazed windows to front and side. Radiator.

Bedroom 3 *11' 2" x 9' 9" (3.40m x 2.97m)*

Double glazed windows to side and rear. Radiator.

Bathroom

Obscure double glazed window to rear. Panelled bath. Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor.

Utility *8' 5" x 8' 5" (2.56m x 2.56m)*

Double glazed window to rear. Obscure double glazed door to rear. Matching wall and floor mounted units with worktops over. Stainless sink/drainer with mixer tap over. Built in washing machine and tumble dryer. Extractor. Door to: -

Integral Garage *17' 8" x 9' 9" (5.38m x 2.97m)*

2 double glazed windows to side. Wall mounted combination boiler. Electric roller door to front.

First Floor

Open-Plan Living Area/Kitchen *29' 4" x 17' 2" (8.93m x 5.23m)*

2 double glazed windows to rear. Range of matching wall and floor mounted units with worktops over. Matching centre island. Stainless steel 'Kenwood' range style cooker. Integrated dishwasher and fridge/freezer. Stainless steel sink/drainer with mixer tap over. Extractor. 3 radiators. Double glazed bi-fold doors to: -





Balcony

Stainless steel balustrades and glass panels.

Inner Lobby

Doors off to: -

Bedroom 1 16' 2" x 10' 1" (4.92m x 3.07m)

Double glazed window to front. Radiator. Walk-in wardrobe.

Shower Room

Obscure double glazed window to rear. Walk-in shower. Low level WC. Wash hand basin. Heated towel rail. Extractor. Storage cupboard and shelves.

Outside

To the front of the property there will be a driveway providing off road parking and access to the integral garage with an electric roller door. Side access leads to the low maintenance rear garden.

Heating

Gas central heating.

Services

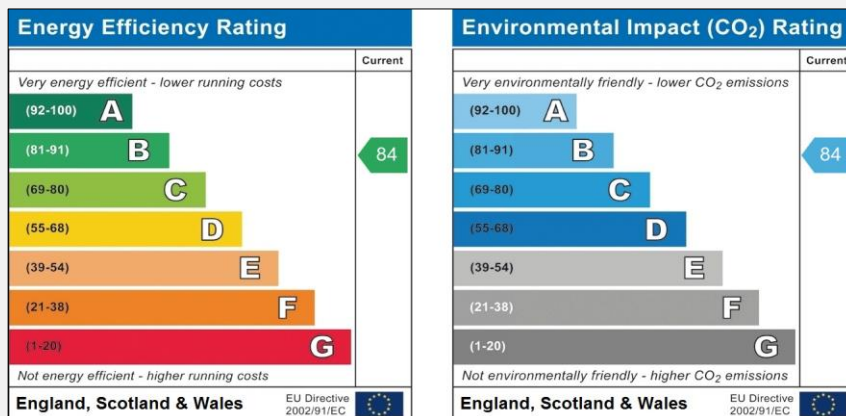
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

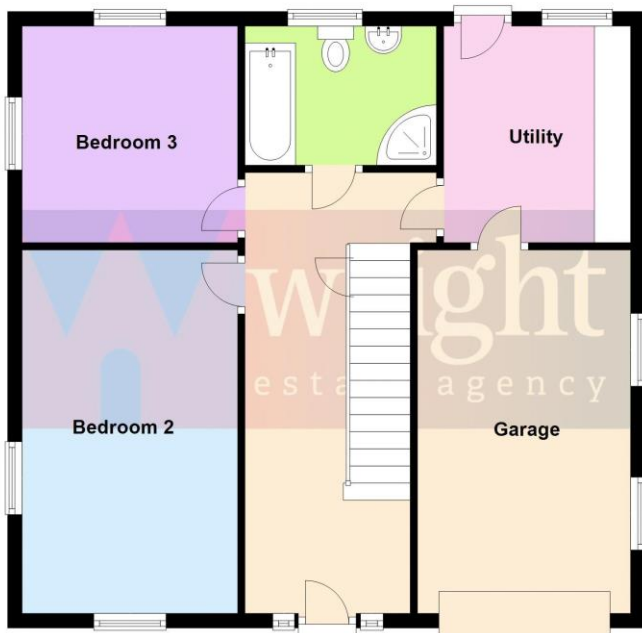
Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Ground Floor



First Floor

