

**33 Spring Hill Ventnor, PO38 1PF**

**£440,000**



Offered chain free, is this Stunning 3 bedroom detached character property is located in the popular seaside town of Ventnor, within walking distance to local shops, restaurants & sandy beaches. This beautifully presented home consists of a living room, downstairs WC, modern- fitted kitchen/diner with all integrated appliances and an extended utility area. Upstairs consists of a master bedroom benefitting from a free standing bath, two double bedrooms and a modern shower room. Outside offers a closed off fully patio courtyard area benefitting from an outdoor storage unit. Other benefits of the property includes underfloor heating, secluded lighting, surround sound system & double glazed turn and tilt windows throughout. This is the perfect family home or holiday let!

**CHAIN FREE!!**

**DETACHED HOUSE**

**WALKING DISTANCE TO VENTNOR TOWN &  
BEACH**

**3 BEDROOMS**

**CHARACTER PROPERTY**

**UNDER FLOOR HEATING**



ROOMS

**Kitchen/Diner** 22' 0" x 11' 6" (6.7m x 3.5m)  
Machined wooden flooring with underfloor heating. Modern-fitted kitchen with integrated appliances, AGA range cooker & sink drainer. Double glazed triple turn and tilt windows to front aspect.

**Utility room** 7' 10" x 4' 9" (2.4m x 1.45m)  
Machined wooden flooring. Room for white goods. Double glazed doors leading on to the patio.

**Living room** 14' 7" x 11' 3" (4.45m x 3.43m)  
Machined wooden flooring. Feature fireplace. Double glazed bay window to the front. Double doors to rear aspect.

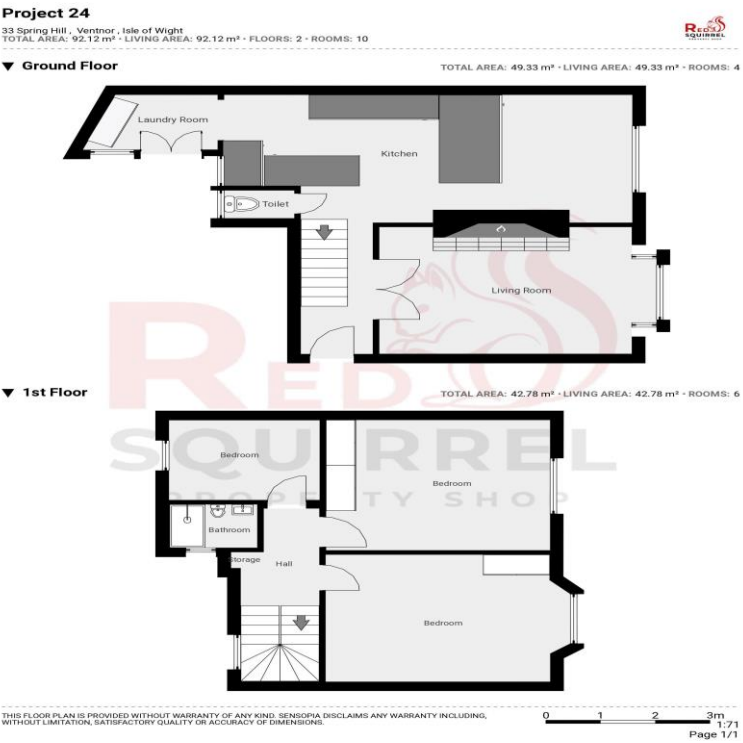
Downstairs WC

**First Floor Landing**  
Carpet flooring. Double glazed turn and tilt windows to rear aspect.

**Bedroom 1** 13' 11" x 11' 8" (4.24m x 3.56m)  
Carpet flooring. Free standing bath. Fitted wardrobe. Double glazed turn and tilt window to front aspect.

**Bedroom 2** 11' 9" x 11' 9" (3.58m x 3.58m)  
Carpet flooring. Double fitted wardrobe. Double glazed turn and tilt window to front aspect.

**Bedroom 3** 9' 9" x 7' 5" (2.97m x 2.26m)  
Carpet flooring. Double glazed turn and tilt window to rear aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	34	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	