



**Price**  
**£225,000**

**Freehold**

4x  1x  1x 

**Ocean View Road,  
Ventnor, Isle of Wight,  
PO38**

**Pittis**   
Helping you move forwards



## Main features

- **Cash Buyers Only**
- **Beautiful panoramic sea views from the front aspect**
- **Open plan kitchen/dining room is perfect for entertaining**
- **Positioned on a main bus route**
- **Offered with no onward chain**
- **Near to St Boniface Down**

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'0 x 11'8 (4.27m x 3.56m)

Kitchen: 11'8 x 11'8 (3.56m x 3.56m)

Dining Area: 14'0 x 11'0 (4.27m x 3.36m)

Conservatory: 15'0 x 6'5 (4.58m x 1.96m)

### FIRST FLOOR

Landing

Bedroom 1: 13'9 x 11'8 (4.19m x 3.56m)

Bedroom 2: 13'8 x 11'8 (4.17m x 3.56m)

Bedroom 3: 10'9 x 6'5 (3.28m x 1.96m)

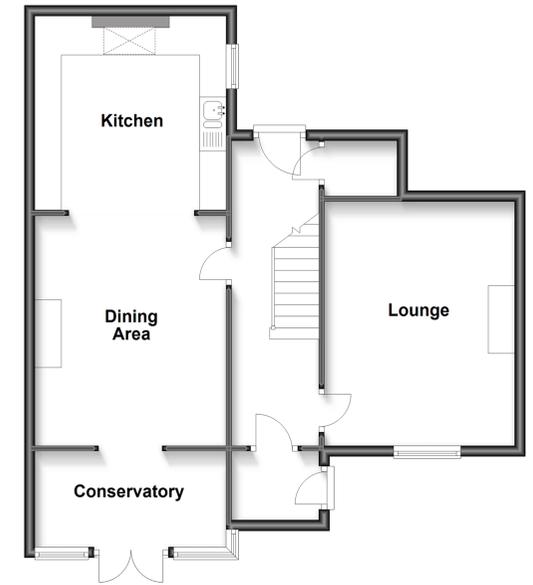
Shower Room

Bedroom 4

### OUTSIDE

Rear Garden

**Ground Floor**  
Approx. 65.8 sq. metres (708.2 sq. feet)



**First Floor**  
Approx. 58.2 sq. metres (626.2 sq. feet)



**Call Ventnor - 01983 856417 ■ pittis.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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