



**Price**  
**£235,000**

**Freehold**

3x  2x  1x 

**Ash Court, Newport  
Road, Ventnor, Isle of  
Wight, PO38**

**OVER 60?**

Secure this property  
for up to **59% less!**



**Video Tour available**

**Pittis**   
Helping you move forwards





## Main features

- Modern new build property
- Within the catchment area for "The Island Free School"
- Offered chain free
- With allocated parking, rear garden
- Close to the local convenience store
- Close to the Ventnor Downs which is part of the Area of Outstanding Natural Beauty

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen/Dining Room: 12'8 x 11'4 (3.86m x 3.46m)

Cloakroom

Lounge: 15'8 x 11'8 (4.78m x 3.56m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 11'3 (3.97m x 3.43m)

En-Suite Shower Room

Bedroom 2: 11'9 x 6'5 (3.58m x 1.96m)

Bedroom 3: 9'0 x 8'5 (2.75m x 2.57m)

Bathroom

### OUTSIDE

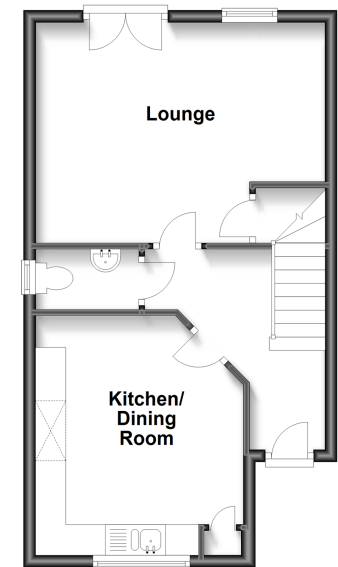
Allocated Parking

Rear Garden

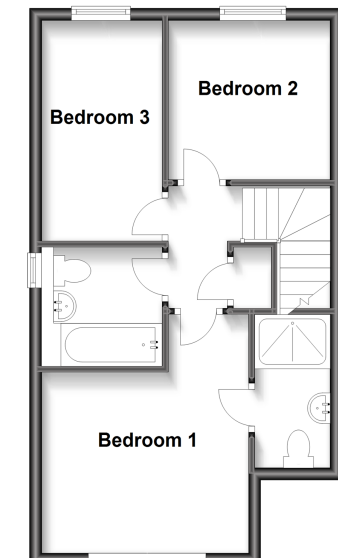
**Call Ventnor - 01983 856417 ■ [pittis.co.uk](http://pittis.co.uk)**

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 39.4 sq. metres (424.0 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.8 sq. feet)



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