



Guide Price £595,000

THE TEA HOUSE, 11A FORELANDS FIELD ROAD, BEMBRIDGE, PO35



OFFERED IN 'SHOW HOME' STYLE - VIEWING AN ABSOLUTE 'MUST'!

This superbly designed 3 BEDROOM DETACHED HOUSE was constructed just 10 years ago and offers impeccable accommodation throughout. The large welcoming hallway leads to a beautiful sitting room, large quality kitchen/dining room, utility, ground floor w.c. and the third bedroom, with the first floor comprising the other 2 large and airy double bedrooms (with added space and light created with the vaulted ceilings) - one with a luxury shower room - plus a family bathroom. Added benefits include lovely first floor SEA VIEWS, gas central heating, double glazing throughout, a particularly pretty PRIVATE GARDEN and ample CAR/BOAT PARKING. To appreciate all that is on offer, an internal viewing is 'a must'.

Ideally situated in a tucked away position, moments from the long stretch of Forelands beach and coastal walkways, and a short stroll away from the great choice of shops, amenities, bars and restaurants (the Crab & Lobster being minutes' away). There is also a well reputed primary school, Lifeboat Station and 2 sailing clubs adding to the appeal within this popular fishing/sailing village. The Tea House is certainly perfect for those seeking a quality, easy to maintain permanent home or ideal 'lock up and leave' seaside residence - with the Island to mainland transport links being just 15-20 minutes' drive away. Certainly one to visit as soon as possible.

ACCOMMODATION:

ENTRANCE HALL:

A smart timber glazed door opens into a large, welcoming hallway. Engineered oak wood flooring with large cloaks cupboard. Stairs to first floor with deep cupboard below. White panelled doors to:

SITTING ROOM:

16'0 x 11'9 (4.88m x 3.58m)

A charming, very well proportioned sitting/family room with deep double glazed bay window to front. Continuation of engineered oak flooring.

KITCHEN/DINING ROOM:

17'1 x 13'0 (5.21m x 3.96m)

A wonderfully spacious and bright kitchen/diner comprising a quality range of stylish pale coloured cupboard and drawer units with under unit lighting and oak work surfaces over incorporating Butler sink with mixer taps. Integral concealed SMEG dishwasher. Space for American style fridge/freezer and large Range cooker. Tiled flooring. Recessed down lighters.

Double glazed window to front, plus French doors to the garden offering a south-easterly aspect.

UTILITY ROOM:

10'11 x 6'5 (3.33m x 1.96m)

Large utility/laundry room comprising good range of 'dark blue' fronted cupboard/larder units and wood work surfaces incorporating stainless steel sink unit with mixer tap. Space and plumbing for both a washing machine and tumble dryer. Cupboard concealing wall mounted 'Vaillant' gas boiler. Tiled flooring. Double glazed window and door to rear.

DOWNSTAIRS W.C.:

Comprising white suite of wash hand basin and w.c. Pale coloured half height panelling to walls. Obscured double glazed window to rear.

BEDROOM 3:

12'6 x 10'10 (3.81m x 3.30m)

A spacious ground floor double bedroom (or study/music room) with double glazed window to side. Carpeted flooring.

FIRST FLOOR LANDING:

Carpeted galleried landing with vaulted ceiling and Velux window providing ample natural light. Radiator. White panelled doors to:

BEDROOM 1:

17'5 x 15'1 (5.31m x 4.60m)

A superbly proportioned carpeted double bedroom with high vaulted ceilings giving even more feeling of space, with double glazed dormer window to front offering sea views. Built-in wardrobe plus additional under eaves storage. Radiator. Sliding door to:

EN SUITE SHOWER ROOM:

Modern shower room comprising white suite of large shower cubicle with glazed screen; pedestal wash hand basin with mirrored cabinet over and shaver light; w.c. Travertine wall and floor tiles. Tall heated towel rail. Extractor fan. Good sized under-eaves airing cupboard with wall heater. Velux window.

BEDROOM 2:

17'5 x 12'6 (5.31m x 3.81m)

Another large double room with vaulted ceiling and under-eaves storage. Sea views. Radiator.

BATHROOM:

Comprising quality suite of bath with shower over and travertine wall tiles. Wash basin and w.c. Heated towel rail.

GARDEN:

A delightful private garden comprising paved patio (perfect for al fresco dining and entertaining) with the rest being mainly laid to lawn with well stocked colourful flower/shrub borders. Large tucked away timber shed. Sandstone paved pathway leads to the entrance door.

PARKING:

A large shingled area provides ample car/dinghy parking space.

OTHER INTERESTING FACTS:

Tenure: Freehold

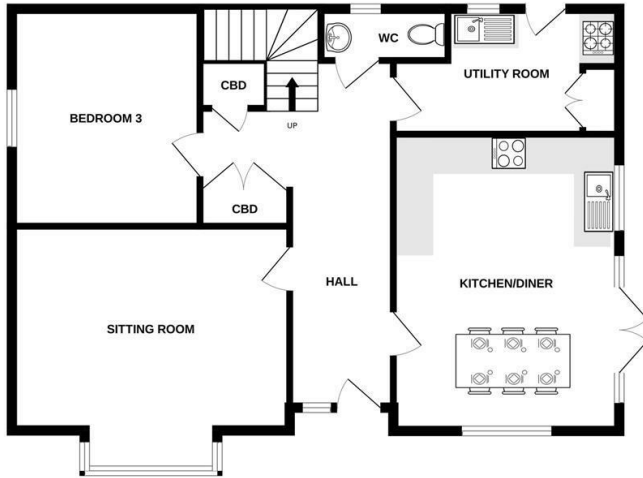
Council Tax Band: E

Energy Performance Rating: B

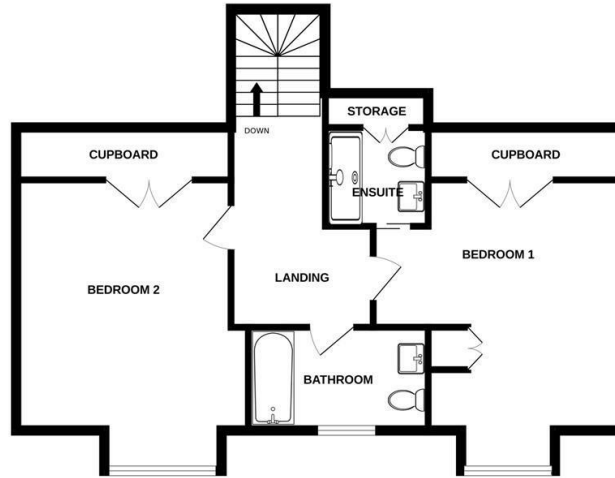
DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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