



Guide Price £730,000

GROVE COTTAGE, LANE END ROAD, BEMBRIDGE, PO35 5TB



THE MOST ENVIABLE SEASIDE SETTING!!

Set within a superbly proportioned plot, this **DETACHED HOUSE** is perfectly positioned just seconds from the lifeboat station, boat slipway and wonderful beaches, with 'upside down' accommodation enjoying the most **BREATHTAKING VIEWS** over the busy Solent scene! The first floor comprises a kitchen/dining room opening into a comfortable sitting room (leading to 2 **LARGE BALCONIES**), whilst the ground floor offers a large sun room (opening out to the gardens), 3 **BEDROOMS** and 2 shower rooms - all offering one the potential to 'put one's own stamp on'. Set well back from the road and within a substantial plot, there are fabulous **LARGE GARDENS**, a sweeping driveway with ample car/boat **PARKING** plus a **GARAGE**. Within easy reach of the great choice of village shops, eateries and bars, a pleasant meander along the coast leads to the harbour and sailing clubs. Certainly a brilliant opportunity for those wishing to live by the seaside!

ACCOMMODATION:

ENTRANCE PORCH:

Accessed via double glazed sliding doors, a large porch with tiled floor and plumbing for washing machine. Double glazing door to:

INNER HALL:

Laminate flooring with carpeted stairs leading to first floor. Radiator. Multi-paned door to deep under stairs cupboard/store with window to side offering natural light. Doors to:

SUN ROOM:

A bright dual aspect room over-looking and leading (via double glazed sliding doors) to the rear garden. Radiator.

BEDROOM 1:

Dual aspect double bedroom with double glazed windows to side and rear. Radiator.

BEDROOM 2:

Double bedroom with double glazed window to side. Range of fitted cupboards. Radiator. Laminate flooring. Door to:

EN SUITE SHOWER:

Comprising tiled cubicle with Triton shower; wash hand basin and w.c. Windows x 2.

BEDROOM 3:

A third bedroom with double glazed window to side. Radiator. High level internal double glazed window giving natural light to hall.

SHOWER ROOM:

Comprising corner cubicle with electric shower; vanity wash hand basin and w.c. Heated towel rail. Tiled flooring. Double glazed obscured window to side.

FIRST FLOOR LANDING:

Laminate flooring. Door to:

KITCHEN/DINER:

An L-shaped kitchen/dining room comprising a good range of cupboard and drawer units with contrasting work surfaces incorporating a sea facing 'breakfast bar'. Inset sink unit. Gas cooker point. Recess with space for tall fridge/freezer. Space for large dining table and chairs. Dual aspect windows offering super views of the beach, sea and life boat pier/station. Access to loft space. Sliding door to:

SITTING ROOM:

A bright dual aspect room with double glazed windows and doors leading to Balconies (1) and (2) to side and rear - offering spectacular views across the beach, sea, lifeboat station and mainland beyond. Radiators x 2.

BALCONIES:

There are 2 large decked balconies with glazed balconies - THE perfect spot to enjoy a drink, meal, entertain - and enjoy views over the garden and to watch the busy Solent and Lifeboat scene.

GARDENS:

A particular feature of Grove Cottage are the lovely expansive gardens. To the rear, the very large enclosed garden comprises good sized paved patios with the rest being mainly laid to lawn. Inset fish pond. Fruit trees and assorted shrub beds. Gated access both sides leading to the front garden where there is further lawn bordered by flower beds. Sheds x 4.

DRIVEWAY and GARAGE:

A long sweeping driveway offers ample car/boat parking and leads to Garage with up and over door, power light and separate pedestrian door.

OTHER PROPERTY FACTS:

Tenure: Freehold

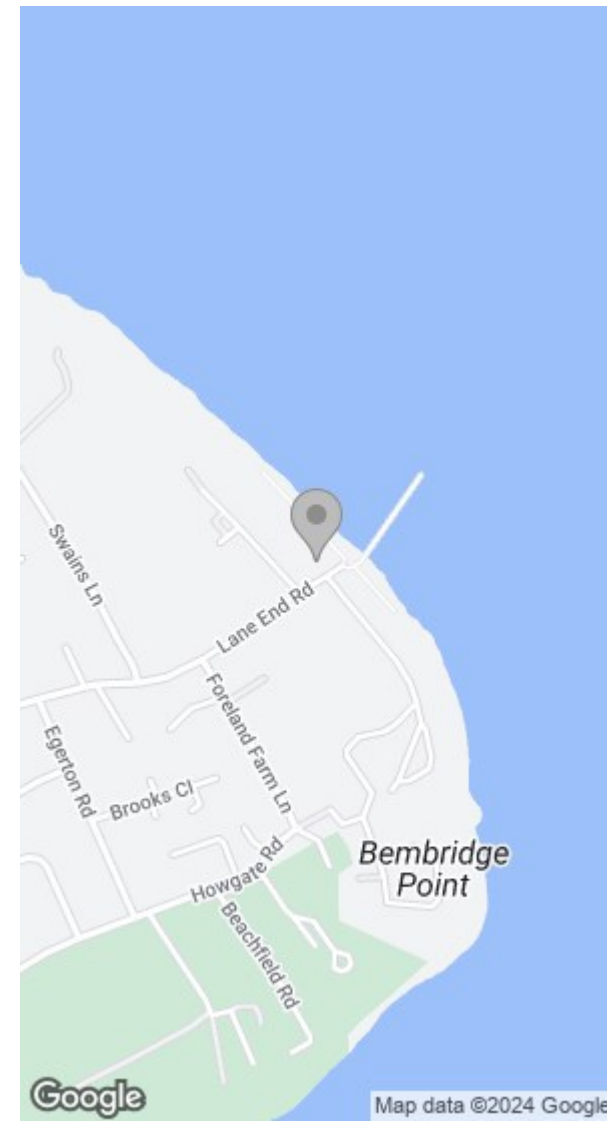
Council Tax Band: E

EPC rating: D

Approx Gross Internal Area
123 sq m / 1327 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

