



Guide Price £645,000  
HARBOUR HOUSE, HARBOUR HOUSE, BEMBRIDGE, PO35 5NN



## ENJOY A FANTASTIC SEASIDE LIFESTYLE AT HARBOUR HOUSE!

An incredibly impressive **SEASIDE HOME** - perfect for watersports enthusiasts or those simply wishing to enjoy coastal living, yards from Silver Sands beach, sailing clubs and minutes from the host of village amenities. Constructed in 2002, this 4 storey 3-4 **BEDROOM** attached house offers **HIGH QUALITY**, beautifully finished contemporary accommodation including an abundance of space and light. The property comprises a large Poggenpohl kitchen, Villeroy & Boch bath/shower rooms, first floor balcony plus the fabulous top floor **ROOF TERRACE** taking in the wonderful harbour/Solent outlook. Offering great versatility, the home is currently laid out with first and top floor sitting/family rooms, 3 **LARGE BEDROOMS** (the 'master' with en suite facilities) and a luxury family bathroom. Further benefits include a lovely **HARBOUR/SEA VIEWS**, gas central heating, private enclosed **PATIO GARDEN** with outdoor shower, plus an **INTEGRAL GARAGE/BOAT STORE**. A **CHAIN FREE** home which simply must be seen to appreciate.

### GROUND FLOOR:

A solid entrance door with inset porthole windows into:

### ENTRANCE HALL:

A most welcoming, wide hallway (with inter-connecting door to the integral garage) offering sleek grey tiled flooring and contemporary recessed lighting, all of which flows into the kitchen/dining room. Solid oak staircase with wire gauge balustrade leading to first floor.

### KITCHEN/DINER:

A large, very stylish Poggen Pohl kitchen comprising excellent range of wall and base units including deep pan drawers, display cabinets and contrasting solid work surfaces incorporating inset twin bowl stainless steel sink with mixer and spray tap over. Integral Siemens appliances to include ceramic hob, oven, combination microwave; fridge and dishwasher. Ample space for Island/dining table. Full width bi-fold doors with inset blinds to outside terrace.

### FIRST FLOOR:

Open plan from landing to sitting room with solid oak stairs lead to the second floor. Doors to Bedroom 3 and Family Bathroom.

### SITTING ROOM:

A charming carpeted sitting room with double glazed side window and 2 x double glazed French doors to decked **BALCONY** with glazed balustrade.

### BEDROOM 3:

Well proportioned carpeted double bedroom with 2 double glazed windows to rear.

### FAMILY BATHROOM:

Luxurious white Villeroy & Boch bathroom suite comprising large double ended panelled bath, contemporary vanity wash basin, bidet and w.c. Illuminated mirror. Airing cupboard housing Megaflo cylinder. Extractor fan. Tiling to floors and mid-height to walls. Under floor electric heating.

### SECOND FLOOR LANDING:

Carpeting landing with doors to:

### BEDROOM 2:

Large dual aspect carpeted double bedroom with 2 double glazed windows to front and one to side.

### MASTER BEDROOM:

Luxury suite with 2 double glazed windows to rear. Open oak stairs leading to top floor. Under stair open doorway to:

### ENSUITE SHOWER/WET ROOM:

Luxury wet room with tiling to floor and walls. Suite comprising shower with screen and chrome fittings, wash hand basin (with mirror over) and w.c., illuminated mirror. Underfloor heating. Extractor fan.

### THIRD FLOOR FAMILY ROOM:

A fabulous, very versatile top floor room - ideal for use as an extra living area - perfect for entertaining - or indeed an extra bedroom. Fully opening (side and rear) bi fold doors to expansive **DECKED BALCONY** with glazed balustrade offering far reaching harbour and Solent views. Oak flooring. Velux windows to side (with more sea views). Track lighting to ceiling.

### OUTSIDE:

As well as the above mentioned **BALCONIES** on the first and third floors, there is a well proportioned, enclosed porcelain tiled patio garden area to rear - with tall fence/walled boundary creating ample privacy. Outdoor heated shower with shower tray (perfect for washing away the salt/sand on one's return from the beach). Wall mounted trellis and lighting. Wall cleats useful for canvas awning. Outside tap. Side gated access to front.

### PARKING and GARAGE:

Parallel parking for one car in front of garage doors on block paved drive. Large garage with electric roll up door and painted blue concrete flooring. High ceiling with wall to wall stainless steel storage fittings for various watersports equipment. Fitted white storage units with work surface and inset sink unit. Space and plumbing for washing machine, dryer and freezer. Wall mounted 'Vaillant' gas boiler. Inter-connecting door to Hallway.

### PROPERTY FACTS:

Tenure: Freehold; Council Tax Band: E; EPC Rating: C

Services: Mains electric, water and drainage.

Heating: Gas central heating via radiators (electric under floor heating in bathrooms).

Lighting: Majority via recessed down lighters.

Flood Risk: None

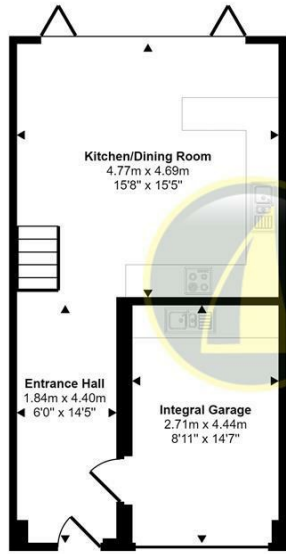
Sellers' Situation: No onward chain

### DISCLAIMER:

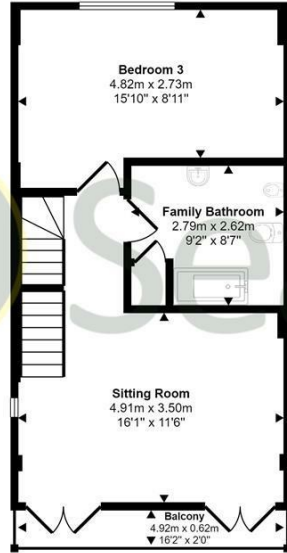
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



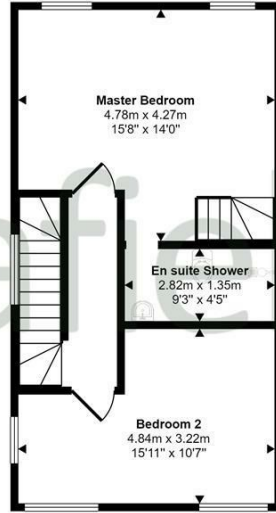
Approx Gross Internal Area  
171 sq m / 1836 sq ft



Ground Floor  
Approx 44 sq m / 479 sq ft



First Floor  
Approx 44 sq m / 478 sq ft



Second Floor  
Approx 44 sq m / 473 sq ft



Third Floor  
Approx 38 sq m / 406 sq ft

Denotes head height below 1.5m

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



