Guide Price £500,000

31 FORELAND ROAD, BEMBRIDGE, ISLE OF WIGHT, PO35 5XN

Seafields

AN IDEAL FAMILY FAMILY HOME LAID OUT OVER 3 FLOORS- IN THE HEART OF THE VILLAGE!
A substantial halls-adjoining semi-detached FAMILY HOUSE combining ample original charm with modern luxuries - set within a good sized plot offering very well proportioned accommodation throughout. The welcoming hall leads to a 24ft open plan arrangement of charming sitting room and designated dining room which opens into the kitchen. There is a sun/utility room plus downstairs cloakroom/wc. The upper 2 floors comprise 4 DOUBLE BEDROOMS, a bathroom plus a superbly proportioned shower room. Natural timber floorboards flow throughout the property with further benefits including GAS CENTRAL HEATING, double glazing, a beautifully mature LARGE REAR GARDEN which includes a covered pergola seating area, large lawn, well stocked borders and outhouses. The added bonus is the deep driveway providing AMPLE PARKING. Ideally located within the centre of Bembridge - a short distance from the great choice of local shops and eateries, Churches, primary school as well as lovely rural walkways, beaches and sailing clubs. CHAIN FREE.

ENTRANCE:
Double glazed door into PORCH with tiled flooring. Hard wood door to a welcoming HALLWAY with stripped wood flooring. Radiator. Stairs to First Floor. Doors to:

SITTING/DINING ROOM:
24'0 x 12'10 max (7.32m x 3.91m max)
Sitting Room: Charming room with double glazed window to front. Feature fireplace with coal effect gas fire. Recessed cupboard. Stripped wooden floorboards. Open aspect to
Dining Room: Attractive room with French doors to sun room. Fireplace. Radiator. Stripped wooden flooring. Opening to:

KITCHEN:
10'9 x 10'0 (3.28m x 3.05m)
Fitted kitchen comprising range of cupboard and drawer units with contrasting work work surfaces. Inset 1.5 bowl sink unit. Gas fired Aga. Plumbing for washing machine and fridge freezer. Windows to side and rear. Stripped wooden floorboards and quarry tiled flooring. Deep walk in larder cupboard. Under stairs cupboard. Door to:

SUN/UTILITY ROOM:
15'6 x 6'7 (4.72m x 2.01m)
A bright dual aspect room with window and door to side and double glazed French doors to garden. Fitted Butler sink. Tiled flooring. Radiator. Door to:

DOWNSTAIRS WC:
Comprising w.c. and wash hand basin. Tiled flooring. Radiator. Extractor.

FIRST FLOOR LANDING:
Stripped wooden floorboards. Stairs to second floor with cupboard below. Doors to:

BEDROOM 1:
12'9 x 12'0 (3.89m x 3.66m)
Large double bedroom with double glazed window to front. Feature cast iron fireplace. Radiator. Stripped wooden floorboards.

BEDROOM 2:
12'10 x 12'0 (3.91m x 3.66m)
Double bedroom with double glazed window to rear. Feature cast iron fireplace. Radiator. Stripped wooden floorboards.

BATHROOM:
10'10 x 9'8 (3.30m x 2.95m)
Comprising suite of panelled bath, wash basin and WC. Tiled surrounds. Stripped wooden floorboards. Radiator. Double glazed window to the front.

SHOWER ROOM:
Large room comprising suite of shower cubicle, wash basin and WC. Radiator. Stripped wooden floorboards. Airing cupboard housing Vaillant gas boiler. Double glazed window to rear.

SECOND FLOOR LANDING:
Stripped wooden floorboards. Doors to:

BEDROOM 3:
13'4 x 11'6 (4.06m x 3.51m)
Double bedroom with double glazed window to front. Radiator. Stripped wooden floorboards.

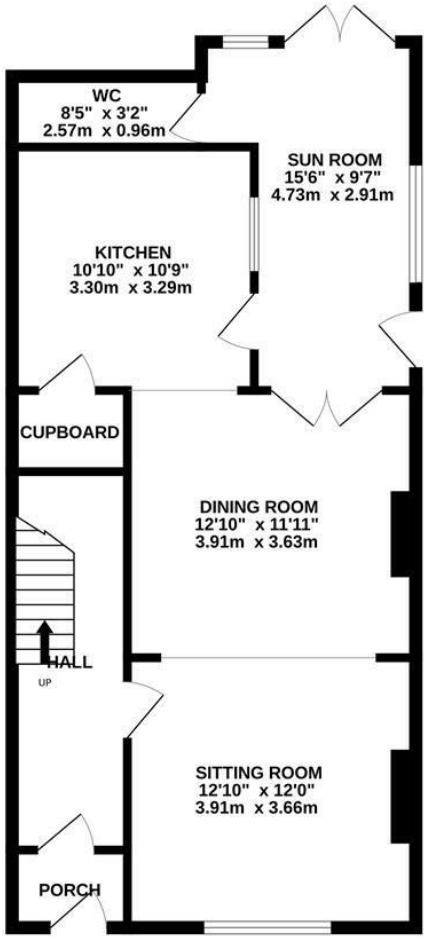
BEDROOM 4:
13'3 x 11'6 (4.04m x 3.51m)
A double bedroom with a double glazed window to the rear. Storage into the eaves space. Radiator and stripped wooden floorboards.

GARDEN/PARKING:
A superbly tended enclosed rear garden comprising lovely patio seating area with pergola with the rest mainly laid to beautifully manicured lawn with assorted trees and well stocked flower and shrub beds. Timber and glass orchid house with electricity, garden shed and 'Wendy House'. Outside tap. A paved parking bay to front of house, plus a long driveway to the side providing ample car/boat parking space - with double gates into rear garden.

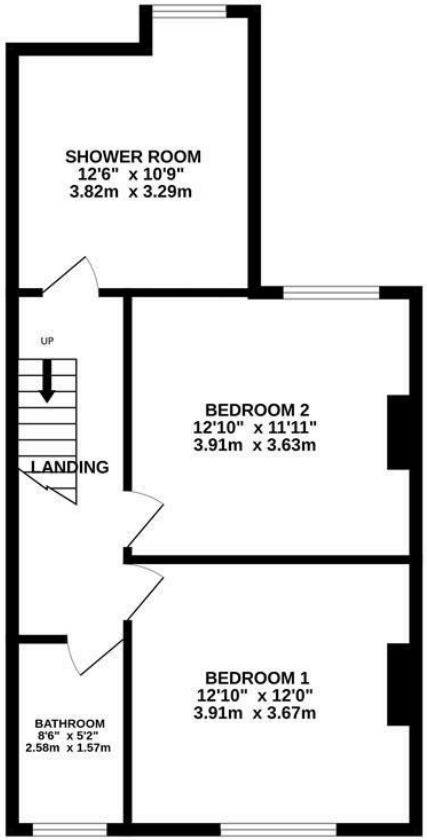
OTHER PROPERTY FACTS:
Listed building: No
Council Tax Band: E
EPC Rating: C
Utilities: Mains gas, electricity, water
Flood Risk: Very Low
Sellers' Situation: Chain Free

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.

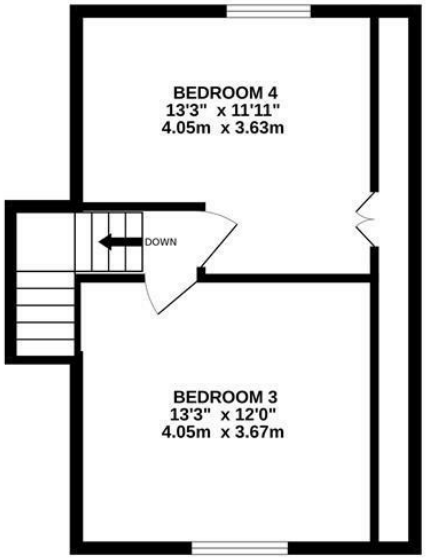
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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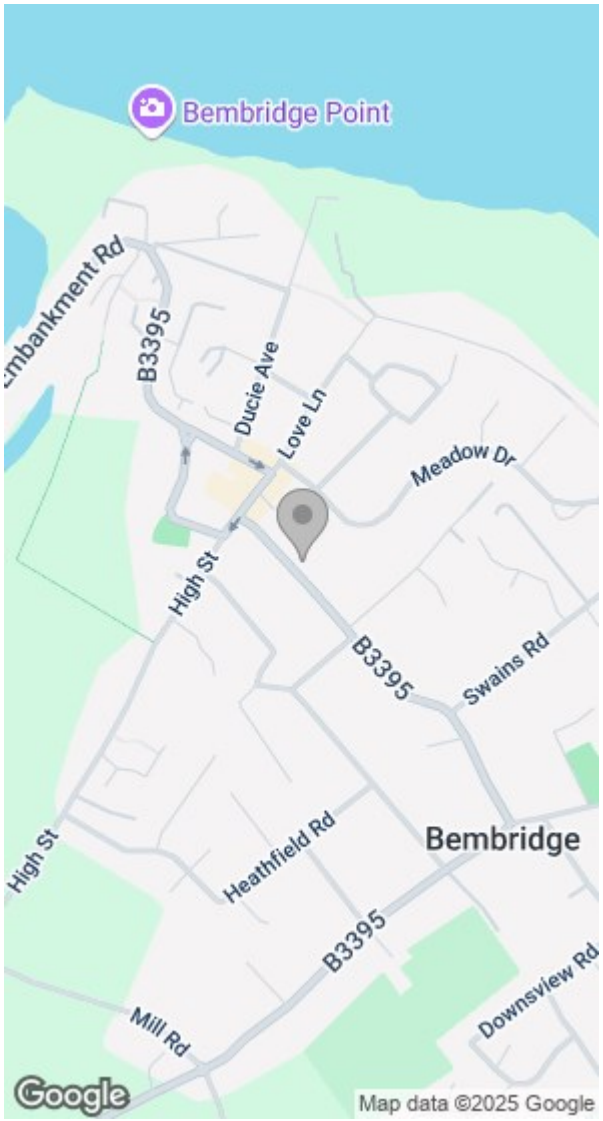

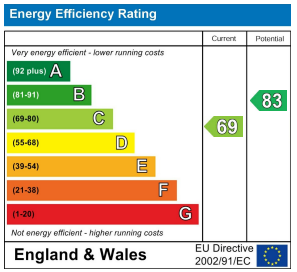

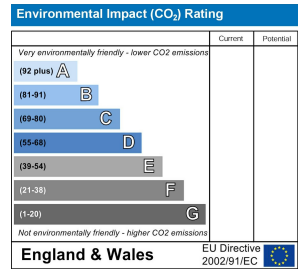

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