

SPENCE WILLARD



Marina View, 12 Port St Helens, Embankment Road, St Helens, Isle of Wight

Idyllically situated between the beautiful RSPB wetland, designated an Area of Outstanding Natural Beauty, and Bembridge Harbour with glorious views of The Solent, this four-storey marine villa boasts impressive views and a unique waterfront location

VIEWING:

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12 Port St Helens is a four-storey, extremely desirable home offering a rare opportunity to walk directly onto the harbourside, to a boat or onto off-road coastal walks. Constructed in approximately 1970 the house has been extended upwards with a modern top floor with a full-width balcony and incredible far-reaching views. The house has been successfully run as a holiday let and family home. There are four bedrooms and three bathrooms, two lounges, a kitchen, utility room and garage. There is plenty of off-road parking and an open patio to the rear by the marina. The property is particularly low-maintenance with clad elevations and uPVC windows.

Ideally situated on Bembridge Harbour quayside, the house has off-road access to the Mill Wall which leads to the sand dunes of the National Trust St.Helens Duver and its family friendly beach and continues on to Priory Bay and Seaview all without crossing a road. The small vibrant village of St.Helens has a village shop, two restaurants, a pub and an antiquarian bookshop. Along the embankment is the village of Bembridge with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of extensive facilities and mainland transport links at Ryde (approximately 3 miles away).

ACCOMMODATION

GROUND FLOOR / 'A' DECK

ENTRANCE PORCH With sliding doors providing space for coats and sailing equipment.

HALLWAY Large, vaulted space with under-stair cupboard and further hanging space.

UTILITY ROOM With wall-mounted consumer units and combination boiler, worktop space with stainless steel sink with hot and cold running water and plumbing for washing machine, tumble dryer and ancillary fridge/freezer.



REAR PORCH AND UTILITY With access to marina and patio with a large picture window overlooking the harbour this is a particularly light and versatile room.

FIRST FLOOR / 'B' DECK

Stairs rise to a galleried landing with shower room, incorporating shower, pedestal wash basin, heated towel rail and W.C.

OPEN PLAN LIVING AREA/DINING ROOM An impressive dual aspect room with living space and dining area with a large picture window framing the superb view over the RSPB marshland to Culver Down and Bembridge Fort. At the marina end there is a glazed door to a balcony overlooking the harbour.

KITCHEN The well-equipped kitchen, overlooking the birdlife and waterways of Brading Marsh, has a range of under-counter and wall-mounted storage units with a 1.5 bowl stainless steel sink, tiled splashbacks, integrated double oven/grill and four ring gas hob with extractor hood over. There is space and plumbing for a fridge, dishwasher and microwave.

SECOND FLOOR / 'C' DECK

There are three double bedrooms all with far reaching spectacular views, two with integrated wardrobe storage with sliding doors. There is a family bathroom with panelled bath with shower attachment, tiled splash backs, a pedestal wash basin and W.C.

THIRD FLOOR / 'D' DECK

Stairs continue to the top floor. Added in 2014, this large space makes best use of the additional height to take advantage of the wonderful, ever-changing views over the harbour, along the causeway and out to sea, including The Solent forts and sailing activity, ferries and cruise

liners passing on the horizon. On the other side, there are wonderful views over countryside with all its wildlife, migrating birds and distant views to Culver Down. The top floor is currently arranged as a Master Suite comprising a front to back living space with vaulted ceiling and mezzanine floor ('E' Deck) having space for a double bed. There is an ensuite shower room with shower, wash basin on a vanity unit, heated towel rail and W.C. Velux windows ensure it is an open, light space looking over the marsh whilst bi-folding doors fold back the full width to access a balcony and provide unrivalled views of the Harbour. The balcony spans approximately 1.5m by 6m, creating an ideal space for outdoor dining and entertaining. There is also plenty of outdoor lighting and wardrobe space under the mezzanine floor.

OUTSIDE

The property benefits from off-street parking for several cars and a large garage with up and over door. To the rear there is a patio ideal for outdoor dining near the water's edge. There two excellent balconies on 'B' and 'D' decks. The top balcony provides enough space for a dining table and ideal for entertaining outdoors.

SERVICES Mains electricity, water and drainage. Heating is provided by gas-fired boiler and delivered via radiators. There is also an integrated fire safety sprinkler system which covers the whole home.

TENURE The property is offered freehold.

EPC Rating C

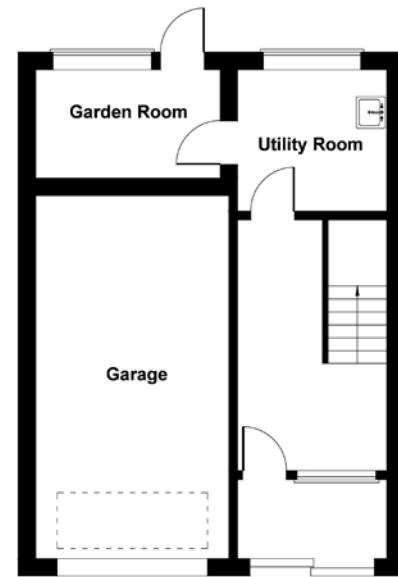
POSTCODE PO33 1XG

VIEWINGS Strictly by prior arrangement with the sole selling agents Spence Willard.

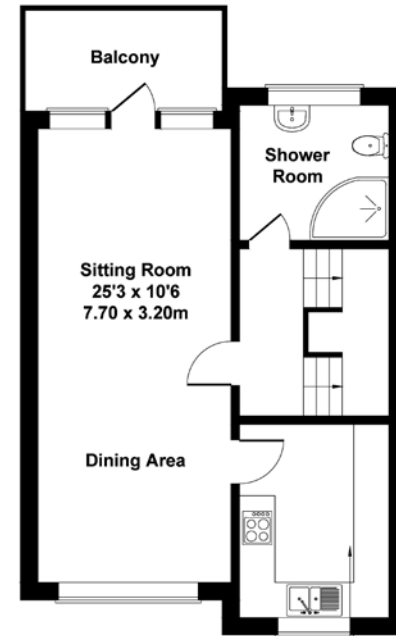


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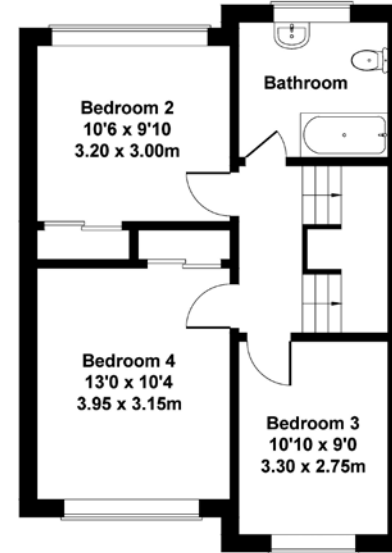
Approximate Gross Internal Area
2409 sq ft - 224 sq m



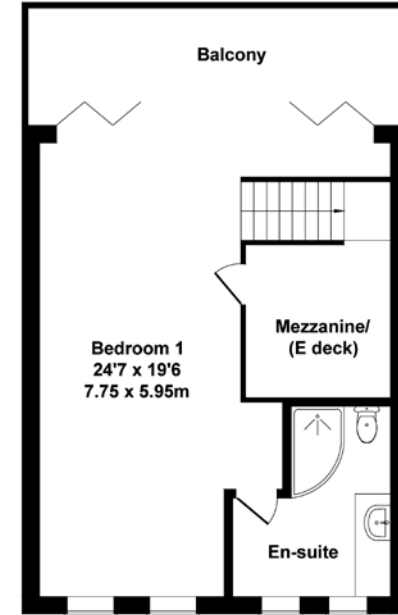
A DECK



B DECK



C DECK



D DECK

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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