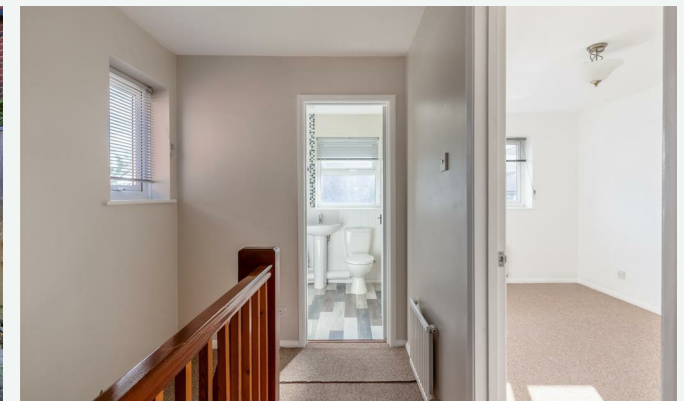


# SPENCE WILLARD



35 Latimer Road, St. Helens, Isle of Wight, PO33 1TG

**An immaculately presented modern built house situated a short walk from the water's edge of Bembridge Harbour with enclosed gardens and off road parking.**

VIEWING  
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This semi-detached house is situated in a beautiful part of the island with Bembridge Harbour, coastal walks and RSPB nature reserve all accessible close to the house. Recently redecorated throughout the accommodation is light and spacious with a kitchen/dining room, large sitting room, downstairs W.C. together with three bedrooms and a bathroom on the first floor. There is an enclosed landscaped garden to the rear with parking beyond while the front garden offers a small lawned area behind close board fence and a sunny southerly aspect.

Ideally set back from the harbour quay with easy access to the causeway leading to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has a village shop, two restaurants and a pub, together with an antiquarian bookshop and excellent access to Bembridge Harbour, 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) as well as several good beaches, Bembridge and around Priory Bay which can be reached without crossing a road.

Accommodation  
Ground floor

**Entrance**  
A tiled roof storm porch covers two steps leading to the composite front door with inset glazing.

**Hallway**  
With deep understairs utility cupboard with shelving, space and plumbing for a washing machine and potential to also house a tumble drier. W.C. with new flooring, pedestal wash basin, tiled splash back and W.C.

**Kitchen/Dining Room**  
Overlooking the front aspect and with a full range of undercounter and wall mounted storage units, there is space and plumbing for a dishwasher and cooker in addition to a 1.5 bowl Franke stainless steel sink with mixer tap over. Wall mounted boiler and space and plumbing for a cooker, slimline dishwasher and under counter fridge/freezer or washing machine.

**Sitting Room**  
Large space with sliding patio doors to the rear.

**First Floor**  
Stairs rise to a galleryed landing with airing cupboard and hatch accessing a large loft space.

**Family bathroom**  
With recently laid vinyl flooring, tiled walls, there is a panelled bath with shower over and pedestal wash basin and W.C.

**Bedrooms**  
The three bedrooms all have outlook over the front or rear gardens. Two are excellent doubles and the third is single bedroom but all have built in wardrobe storage.

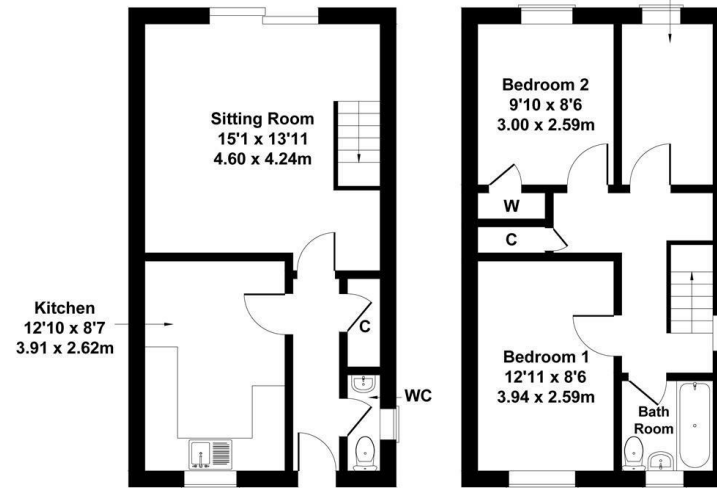
**Outside**  
With a pretty fenced garden to the front with southerly aspect there is also side access to a rear garden which is landscaped with paving and gravel with a gate to the rear where dedicated parking is found.

**Service**  
Mains electricity, water and drainage. Heating is provided by gas fired Worcester combination boiler located in the kitchen and delivered via radiators.

## 35 Latimer Road

Approximate Gross Internal Area  
829 sq ft - 77 sq m

Bedroom 3  
9'10 x 6'1  
3.00 x 1.85m



GROUND FLOOR

FIRST FLOOR

### 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.

Produced by Potterplans Ltd. 2023

**Tenure**  
The property is offered Freehold

**Council Tax**  
Band C

**EPC Rating**  
C

**Postcode**  
PO33 1TG

**Viewings**  
Strictly by prior arrangement with the sole selling agents Spence Willard

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