

SPENCE WILLARD



Flat 3, Frances House 62 Foreland Road, Bembridge, Isle of Wight, PO35 5UA

Located on a level walk 200m metres from the village centre and with bus stop, doctors surgery and other amenities available nearby. With two double bedrooms this first floor apartment offers light and spacious accommodation with an open plan kitchen, dining and living space together with communal gardens and off-road parking in addition to a separate garage. The building is in excellent condition as are the gardens and this apartment offers an opportunity for any buyer who wishes to modernise and renovate to create a wonderful and conveniently positioned home.

Centrally located within Bembridge village, the apartment itself sits in a quiet position surrounded by gardens. Bembridge boasts a good range of shops including a butcher, florist, bakery, refillery, delicatessen and fishmonger in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst there are also numerous beaches. The FastCat ferry providing high speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

Accommodation
Ground Floor

Entrance
With its own composite front door on the side of the building at ground floor level.

Hallway
With a cloak cupboard containing coat hooks and shelving, beyond which stairs rise to the apartment door on the first floor.

Sitting Room
A light and generous sized room with dual aspect windows overlooking the front gardens and over Foreland Road.

Kitchen/Dining Room
Open plan to the sitting room it is a light space with westerly aspect and window overlooking the side. The kitchen has an ample range of undercounter storage with a 1.5 bowl stainless steel sink with mixer tap over, space and plumbing for an oven, fridge, freezer, washing machine and tumble dryer.

Shower Room
With vanity unit wash basin, large walk-in shower and W.C.

Bedroom 1
A double bedroom with sunny southerly aspect overlooking the rear garden.

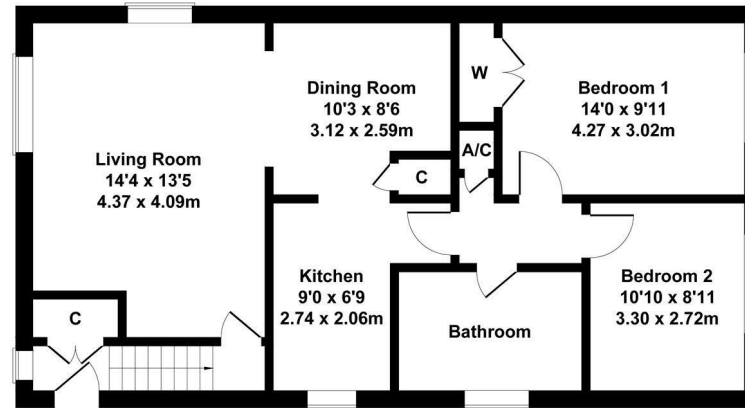
Bedroom 2
A good size double bedroom overlooking the rear aspect with integrated wardrobe and hatch accessing the loft space.

Airing Cupboard
Deep storage space with two shelves and hot water tank with emersion heater.

Outside
Frances House benefits from well-maintained communal gardens at the front and

Flat 3, Frances House

Approximate Gross Internal Area
797 sq ft - 74 sq m



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.

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rear of the property with pretty borders on each side containing various shrubs, hedgerow and a large oak tree at the front. A tarmacadam track leads behind to the parking spaces and garaging.

Services
Mains electricity, water and drainage. Heating is provided by wall-mounted boiler located in a cupboard above the staircase, accessed from the sitting room and delivered via radiators.

Tenure
The property is leasehold with the balance of a 999 year lease from 1981. There is a residents committee managing the communal areas and arranging buildings insurance and maintenance with a service charge of £650pa and peppercorn ground rent. The lease specifies the flat is to be in private occupation of one family only and therefore holiday letting is not permitted.

Council Tax
C

EPC Rating
C

Postcode
PO35 5UA

Viewings
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

SPENCEWILLARD.CO.UK

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