

SPENCE WILLARD



St Jean D'Acre, Kings Road, Bembridge, Isle of Wight, PO35 5NB

A charming period home with light and comfortable accommodation, off road parking and enclosed and pretty landscaped gardens.

VIEWING

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St Jean D'Arce is found in the centre of Bembridge and dates back to the 1800's and provides wonderful period features while recent renovations throughout are comprehensive and create a stylish and modern décor. The detached house benefits from a large sitting room and newly fitted kitchen/dining room in addition to a utility room and three double bedrooms with two bathroom, one of which being en-suite and the other 'Jack and Jill'. The principal bedroom is a large double overlooking the front aspect while gardens to the rear are beautifully landscaped with a raised garden and sunny terrace and there is off road parking on a gravelled driveway to the front. Due to its central location, well-appointed refurbishment and characterful features the house represents an ideal family home or holiday let investment property and is offered chain free.

The cottage is situated in an enviable position on Kings Road which provides easy access to the pretty village centre with its array of cafes, restaurants, pubs shops and amenities in addition to a butcher, florist, bakery, fishmonger, pharmacist and farm shop. It is just a few minutes' walk from the house to the quiet of Ducie Beach or Bembridge Harbour's sailing clubs, seafood restaurants, boat yards and mooring facilities. There are also numerous coastal paths and beaches close by. High speed links to the mainland are 7 miles away via Ryde and include the hovercraft (a ten minute crossing) and fast catamaran.

Accommodation

Ground Floor

Entrance

Recently fitted composite door with arched fan light.

Sitting Room

With exposed wooden floorboards and feature fireplace with iron surround and tiled hearth. There are high ceilings and LED downlights with a large sash casement window and plantation shutters to the front.

Kitchen/Dining Room

With sash windows overlooking the gardens and a contemporary white kitchen incorporating a full range of undercounter and wall mounted storage units with 1.5 bowl stainless steel sink with mixer tap over, integrated cooker, four ring Zanussi gas hob and extractor over. There is an integrated Zanussi dishwasher, fridge and freezer.

Inner Hallway

Original wood flooring and deep under stair storage cupboard.

Utility Room

With luxury Vinyl tiled floor and plenty of wall and floor space for hanging coats storing boots and a further worktop with stainless steel sink, undercounter wall mounted storage units and space and plumbing for a washing machine. W.C. / Cloakroom with wall mounted wash basin and W.C.

First Floor

Stairs rise to a galleried landing with airing cupboard housing wall mounted Vaillant combination boiler.

Bedroom 3

A double bedroom with ensuite bathroom incorporating a large roll top free standing bath, W.C. pedestal wash basin and tongue and groove clad walls to mid height.

Bedroom 2

A good sized double bedroom with built in wardrobe and high ceilings with access to the 'Jack and Jill' bathroom.

Jack and Jill Shower Room

Recently renovated with vanity unit wall mounted wash basin, shower, heated towel rail and W.C.

Bedroom 1

A good-sized double bedroom with two sash windows overlooking the front aspect and views to Bembridge Harbour entrance in the distance. Feature fireplace with iron surround and grate.

Outside

There is space for parking a car on the gravelled driveway to the front with gated side access to the rear where there is a beautifully landscaped with raised lawn and pergola at the rear over a large patio terrace. There are a range of climbing shrubs along the wall and a large cherry tree to one side.

Services

Mains electricity, water, drainage. Heating is provided by gas fired boiler located in the cupboard on the landing and delivered via radiators.

Tenure

The property is offered Freehold

Council Tax Band

E

EPC

D

Postcode

PO35 5NB

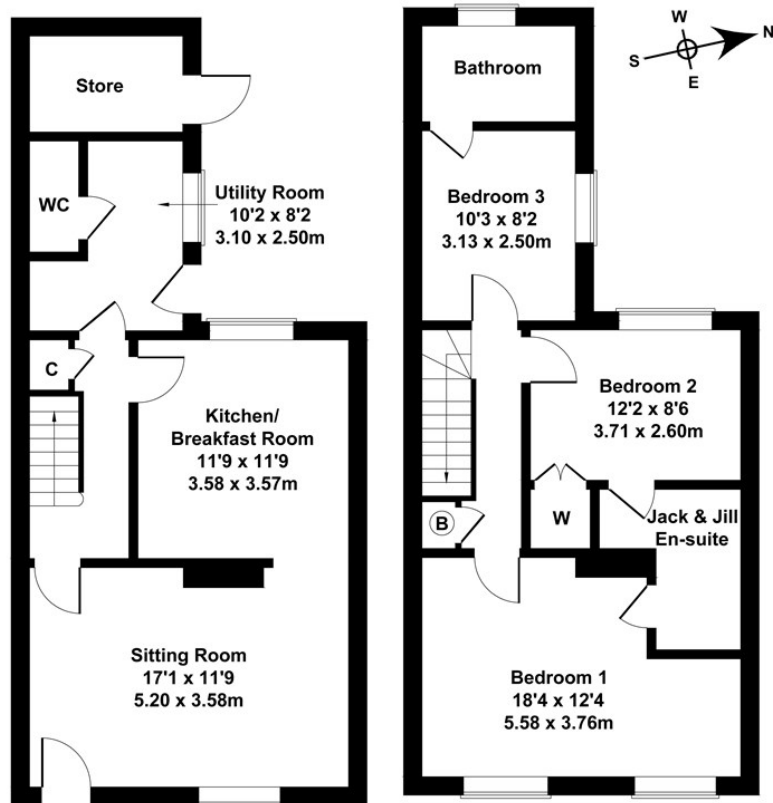
Viewings

All viewings will be strictly by prior arrangement with the sole selling agents: Spence Willard



St Jean D'acre

Approximate Gross Internal Area
1044 sq ft - 97 sq m



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.

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