

SPENCE WILLARD



5 Harbour View Station Road, Bembridge, Isle of Wight, PO35 5NU

Situated a short walk from beautiful Bembridge Harbour and the village centre this well-appointed low maintenance home offers rooms of excellent proportion, enclosed garden and off road parking.

VIEWING

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With a modern construction and contemporary townhouse design, 5 Harbour View offers a range of accommodation laid out over three floors extending to up to four bedrooms and two bathrooms, together with an open plan kitchen and dining room overlooking landscaped gardens. There is off road parking to the front and the benefit of low maintenance house and grounds including a useful outdoor shower ideal for after sailing or returning from the beach and an artificial lawned garden to the rear.

Yards from Bembridge Sailing Club, the Harbour and coastal path which provides direct access to superb country walks and along the coast to Priory Bay or Culver Down and beyond, the nearest beach is some 100m away. There are a good range of shops within Bembridge including a butcher, florist, coffee shop, bakery, delicatessen, fishmonger and farm shop, in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities, whilst there are also numerous beaches. The Fastcat, providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation

Ground floor
With underfloor heating throughout.

Entrance
Steps with white painted timber balustrade rise to a timber door.

Entrance Hallway
Tiled floors run throughout and there is a small storage area under the stairs.

Study
Overlooking the front aspect this room provides an excellent store or home office.

Utility / Shower Room / W.C.
A versatile space with shower, pedestal wash basin, W.C. Space for stacked washing machine and tumble dryer. Wall-mounted combination Vaillant gas fired boiler and wall space for hanging coats.

Kitchen / Dining Room.
This excellent room overlooks the gardens and boasts an extensive range of undercounter and wall mounted kitchen storage units with a Neff 4 ring gas hob and extractor hood over, a 1.5 bowl stainless steel sink with 'Insinkerator' food waste disposal and mixer tap over. There is also an integrated dishwasher, mid-level oven and grill with space and plumbing for an American style fridge freezer. Useful cupboard for deep storage and full patio doors to the garden.

First Floor

Stairs rise to a galleried landing with large double bedroom overlooking the front aspect and plenty of space for wardrobes. Another large room could provide a fourth bedroom but is currently arranged as a spacious sitting room.

Second Floor

With high vaulted ceiling and galleried landing the second floor comprises two excellent and well-proportioned double bedrooms with interesting views including a sea glimpse. Both bedrooms have vaulted ceilings and space for wardrobe storage. There is also a large family bathroom incorporating a panelled bath with shower over, vanity unit wash basin, concealed cistern W.C. heated towel rail, tiled walls and Velux window.

Outside

The property is particularly low-maintenance with rendered elevations at ground floor and factory painted natural wood cladding above beneath a slate tile roof. Block paving provides a good sized driveway with space for parking two cars and wraps to the rear of the property. Via a pathway with outdoor hot shower leading to an enclosed rear garden with raised deck and artificial grass lawn. Mature Virginia creeper covers the garden fence on three sides with a large Olive tree in one corner providing a particularly tranquil space with easterly aspect.

Services

Mains electricity, water and heating with a gas fired Vaillant boiler located in the utility room and delivered radiators. Underfloor heating throughout the Ground Floor. There is an internet connected remote control for the heating system.

Tenure

The property is offered freehold.

Council Tax

Band D

EPC Rating

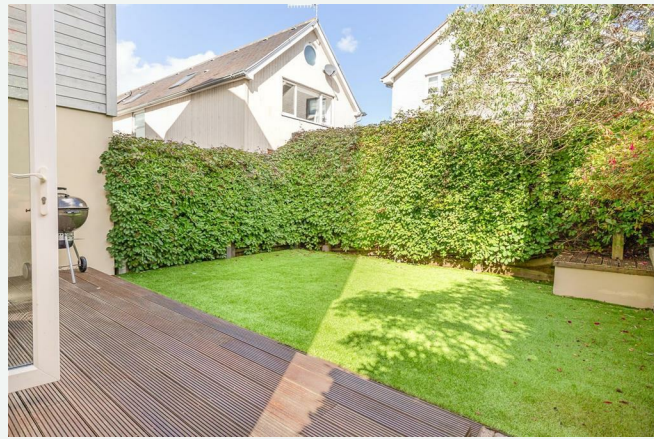
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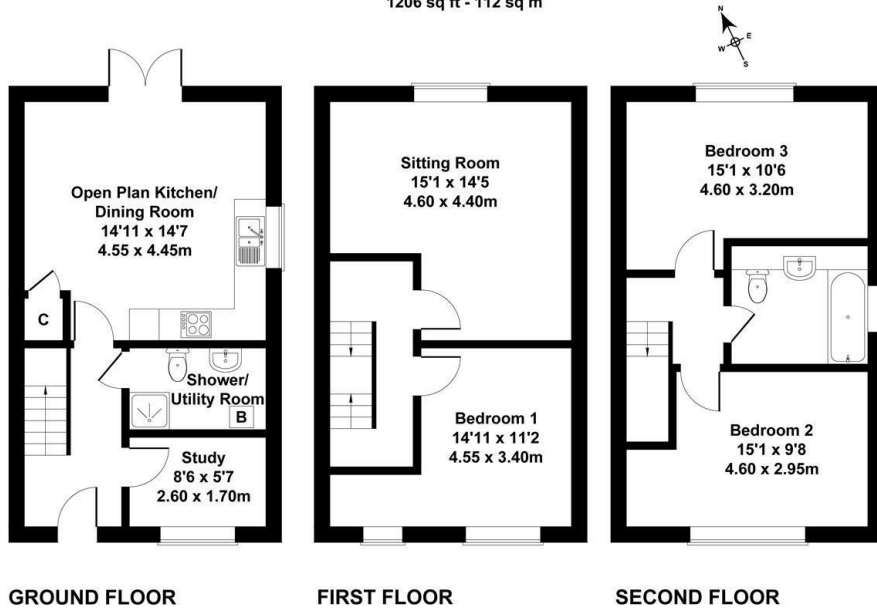
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Viewings

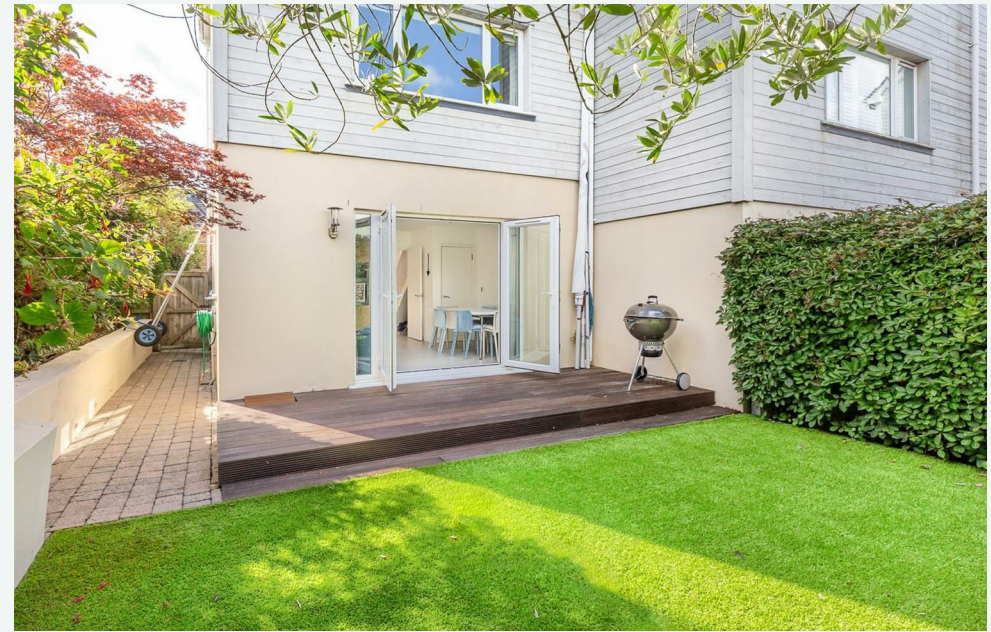
All viewings will be strictly by prior arrangement with the sole selling agents.



5 Harbour View
Approximate Gross Internal Area
1206 sq ft - 112 sq m



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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