

SPENCE WILLARD



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

A unique opportunity to acquire a two bedroom house with scope for modernisation in a sought after location in close proximity to Bembridge Harbour.

VIEWING
BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000

This semi-detached two bedroom house is only approx. 50 metres from the harbour side with access to beautiful walks along Bembridge Harbour in towards St Helens, The Duver and also Bembridge Village. With pink coloured painted brick elevations and cosmetic window shutters at upper level it is an attractive home and poses excellent letting potential. There is a small conservatory and garden to the rear and off-road parking beyond.

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

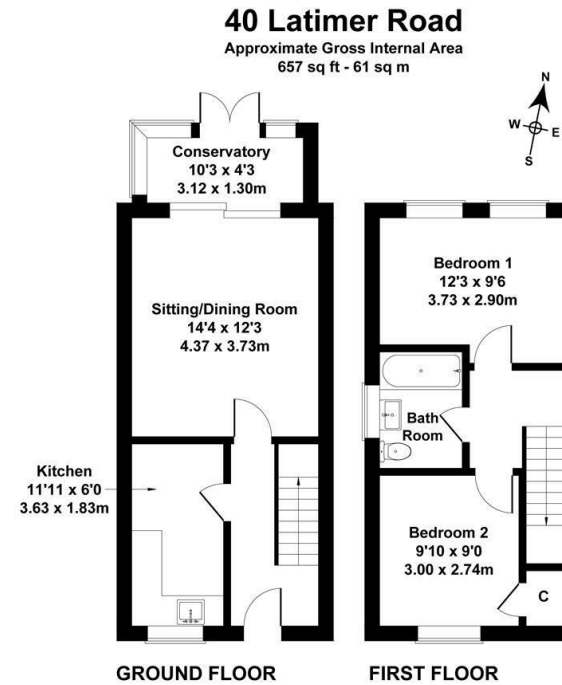
Entrance
Two steps with steel rail rise to an entrance with panelled door and arched glazing.

Hallway
With understairs cupboard.

Kitchen
A range of undercounter and wall mounted storage units with space and plumbing for a cooker, fridge freezer and washing machine. Stainless steel sink with mixer tap over and wall mounted gas fired boiler.

Sitting Room
A large room of excellent proportions, dado rail and serving hatch from the kitchen and sliding timber doors to a garden room.

Garden Room
With dwarf walls and glazing overlooking the rear and side garden with north westerly aspect.



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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First Floor
Stairs with rope banister rise to a galleried landing with hatch accessing a large loft. There are two well proportioned double bedrooms, one of which has harbour glimpses and a built in wardrobe. The shower room comprises shower, electric heated towel rail, pedestal wash basin and W.C.

Outside
The house is set back from the road behind a small lawn with picket fence and path leading to the front door while there is side access to a rear garden which is enclosed with close board fence and a raised deck ideal for outdoor dining and entertaining. There is an allocated space for one vehicle at the rear of the property.

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

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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