

# SPENCE WILLARD



Heyvon Houseboat, Embankment Road, Bembridge, Isle of Wight, PO35 5NS



# *A unique opportunity to acquire a houseboat in a stunning location with a strong holiday letting pedigree.*

VIEWING

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Heyvon is situated on the harbour in Bembridge raised above the water providing stunning views over the water to The Solent and neighbouring Isle of Wight National Landscape (IWNL). The accommodation comprises a large open plan living area with fully equipped kitchen, shower room and a bedroom with outdoor decking and steps down to the water. The styled interiors include tongue and groove clad walls and a modern kitchen making a very desirable place to stay and enjoy the water, countryside and birds and wildlife. There is plenty of amenity space with a large shed and storage area with gate access from the Embankment and dedicated parking space. Heyvon has been successfully operated as a holiday let for several years via Airbnb and has bookings for the summer of 2024 until September. The lifestyle property, while sat by the water is actually suspended above on stilts meaning there is no permanent contact with the water creating and rocking or settling with the rise and fall of the tide.

Heyvon Houseboat enjoys beautiful views over the harbour and into The Solent toward Portsmouth and the Spinnaker Tower. The bustling harbour is home to a range of yachts, fishing boats and racing dinghies. Situated on the embankment, providing direct access to superb country walks over RSPB marshes, Isle of Wight National Landscape (IWNL) land and to Culver Down or along the coast to Bembridge beaches and Priory Bay. There are a good range of shops within the vibrant Bembridge village including a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities as well as two Sailing Clubs and a watersports and outdoor activities centre offering equipment hire and instruction for all abilities on dinghy, paddleboards, windsurfs to name but a few. The Fastcat, providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation

Entrance

uPVC door and plenty of wall space for hanging coats.

Bedrooms 1

A good sized double bedroom with built in wardrobe storage.



#### Shower Room

With W.C. vanity unit wash basin, large walk in shower and wall mounted gas fired boiler.

#### Kitchen

A full range of under-counter and wall-mounted storage units incorporating a stainless steel sink with mixer tap over, four ring gas hob with stainless steel splash back, oven and space and plumbing for a washing machine, fridge freezer and dishwasher.

#### Open Plan Dining and Living Area

This superb entertaining space has triple aspect windows overlooking the harbour where there is space for a dining table.

#### Outside

A deck surrounds the property on three sides providing several areas for outdoor dining, entertaining and enjoying the stunning outlook. To the south is a large area housing the treatment plant, a shed for storage and access onto the pavement, while there is a staircase leading down to the water.

#### Miscellaneous

Large sofa and other furniture available to purchase by separate negotiation.

Current holiday let bookings are all via Airbnb and the houseboat is listed as available for 2 guests and two pets.

There is a survey, carried out in 2023 available from the agent by request.

The houseboat is on a catamaran base which is not mortgageable.

#### Services

Mains electricity, gas and water with a three-phase treatment plant for drainage.

#### Council Tax

The houseboat is rated for business and is a Band A

#### Tenure

Leasehold with the benefit of a 79 years remaining on a 99 year lease with extension possible from the Bembridge Harbour Authority.

#### Postcode

PO35 5NS

#### Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.





## Houseboat Heyvon

Approximate Gross Internal Area  
474 sq ft - 44 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.

Produced by Potterplans Ltd. 2024



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