

SPENCE WILLARD



Foredeck, Beach House Lane, Bembridge, Isle of Wight, PO35 5TA

In a magical spot on a lane by the beach at Lane End Road, this family home offers light and spacious accommodation with private gardens, garaging and sea views.

VIEWING

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Foredeck is an attractive family home with traditional Crittall windows and simple open plan living accommodation which flows through to private outside space. There are three bedrooms and two bathrooms arranged over three floors including a converted loft with balcony achieving sea views. There is also an integrated garage, large porch and garden room tucked away in the grounds offering ancillary accommodation or a studio/home office.

Superbly located in close proximity to Lane End Beach and slipway and within easy walk of the coastal path. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

Ground Floor

Entrance

A large porch/boot room with tiled floors and space for hanging coats.

Inner Hallway

With wood flooring extending throughout the ground floor, this open space has a cupboard under the stairs.

Sitting Room

With garden views and contemporary log burning stove on a slate hearth. Space for a seating area and a dining table with double Crittall doors to the garden.

Kitchen

Open to the living area, the kitchen incorporates a range of under-counter and wall-mounted storage units with 1.5 bowl stainless steel sink with mixer tap over, green tiled splashbacks and integrated oven with four ring gas hob and extractor hood over. There is space and plumbing for a dishwasher and fridge/freezer.

Utility Room

A versatile space with split stable side door and a shower room with green tiled wall. There is also a W.C. and utility space with wash basin and worktop over space and plumbing for a wash basin and tumble dryer. Wall-mounted boiler.

Study/Bedroom 4

A quiet space with dual aspect windows and access to the garden through double glazed doors.

First Floor

Stairs rise to a light filled galleried landing with airing cupboard, walk in wardrobe and double doors to a large decked balcony. The first floor comprises two double bedrooms with southerly views of the garden and one enjoying double doors to a private wisteria clad roof terrace. Whilst a family bathroom has a large panelled bath with shower over and electric blue tiling. There is also a vanity unit wash basin, W.C. and towel rail.

Second Floor

The loft was converted in 2012 (with planning permission and building regulations) and now provides a spacious double bedroom with both rear garden outlook and a glorious view of the eastern Solent through a Velux balcony window.

Outside

The gardens of Foredeck are naturally planted with a range of sea grasses, flowers and herbaceous shrubs. There is a private garden to the front with palms to one side of a large driveway in front of the garage. Access on both sides of the house lead to a south facing rear garden which is exceedingly private enjoying a comprehensive boundary of mature trees, including two Acers, along with a garden shed at the foot of the garden. An Indian sandstone paved patio and path provides space for outdoor dining and entertaining, whilst the garden room is an excellent addition. This timber clad structure finished has patio doors opening to the garden and measures approximately 8.5m x 3m and currently provides an office and an art studio, but could also be arranged as ancillary accommodation or a home gym.

Garage

With double doors and plenty of shelving.

Miscellaneous

Beach House Lane is a private road with maintenance shared among the 15 residents with an informal agreement to provide a payment of approximately £55pa for any maintenance to signage or road servicing on an 'ad hoc' basis. Further details available by request from the agent.

Services

Mains electricity, water and drainage, heating is provided by a gas fired boiler located in the utility room and delivered via radiators.

Tenure

The property is offered freehold.

EPC Rating

E

Council Tax

Band F

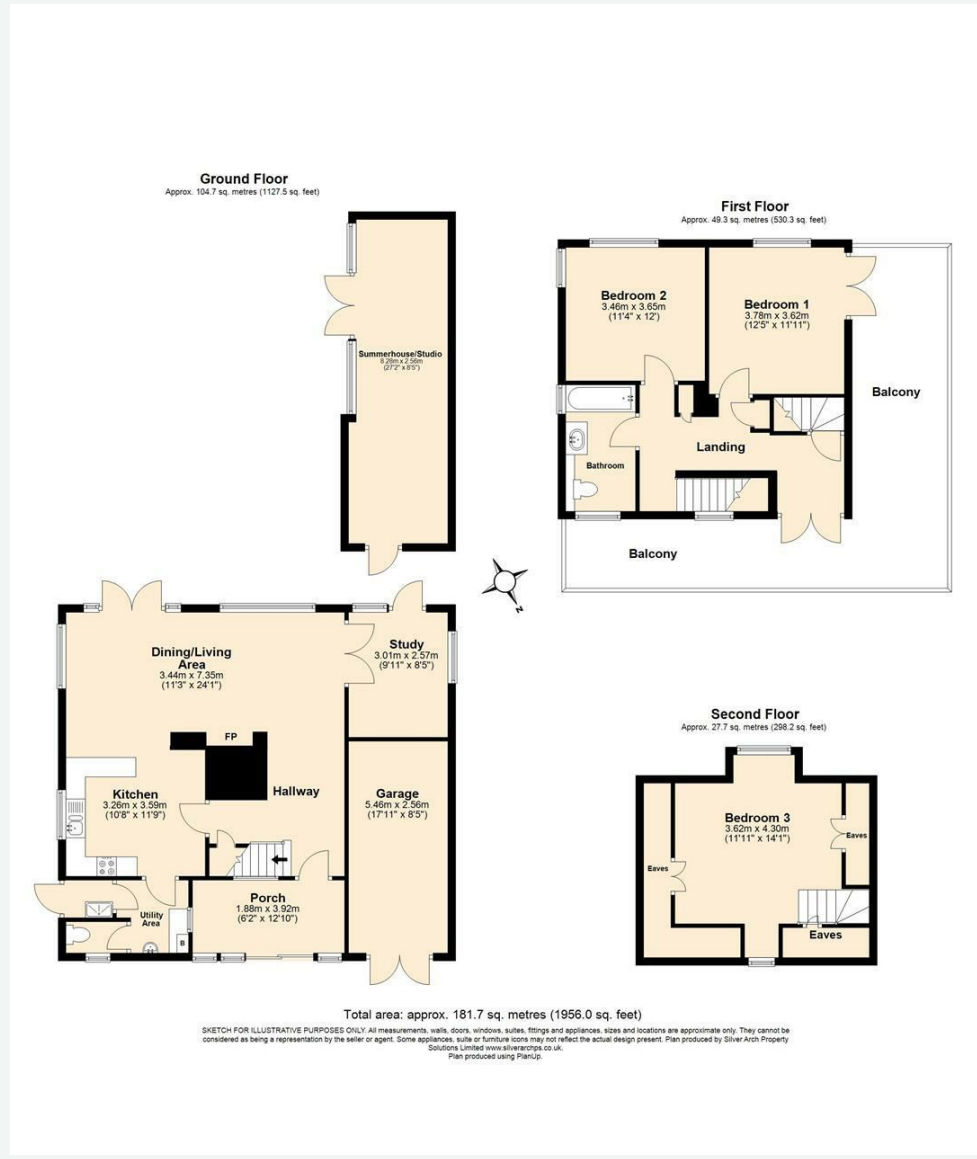
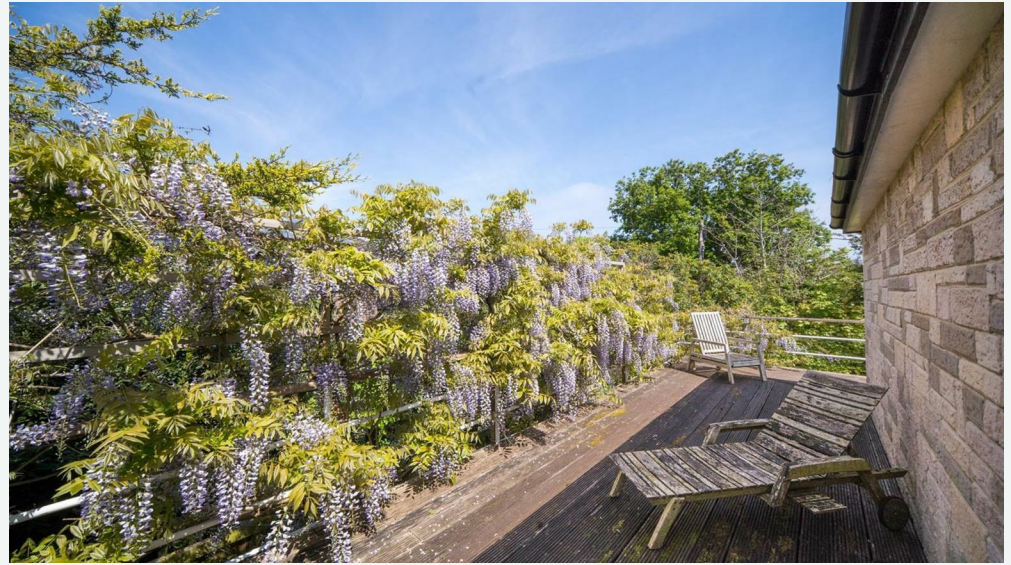
Postcode

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Viewings

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





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