

SPENCE WILLARD



16 Steyne Road, Bembridge, Isle of Wight, PO35 5UL

This charming period home boasts beautifully finished interiors, two spacious bedrooms, private gardens, and off-road parking.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Situated centrally within the village it is a short walk from the park, schools and amenities and has been tastefully decorated and beautifully maintained to offer an ideal and convenient family home. The open plan kitchen flows through to a garden room which overlooks a terrace and provides extra reception space while there is also a well-proportioned sitting room and a downstairs W.C. Two generous double bedrooms are served by a large and recently replaced family bathroom.

The house boasts modern finishing touches with original features and charm such as uPVC sash window replacements at the front within a deep bay and plantation shutters, there are deep skirting boards and some original internal doors making a comfortable space filled with character.

Conveniently located in Bembridge village centre and the coastal paths of Bembridge are also close by. Bembridge Village has a butcher, florist, bakery, delicatessen, fishmonger and farm shop in addition to several cafés and restaurants. The harbour has two sailing clubs and there are numerous beaches surrounding the village. The Fast Cat providing high-speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation

Ground Floor

Impressive casting over the door with fan light.

Sitting Room

A room of generous proportions with wall mounted Smeg gas fire and shelving either side of the chimney. Window seat with storage and plantation shutters on the bay window.

Open Plan Kitchen/Dining Room

A superb family space with a full range of undercounter and wall mounted storage units, space and plumbing for a gas range cooker with extractor over, integrated dishwasher, ceramic formed sink with stainless steel tap over and space for a dining table. Deep under stairs cupboard for additional storage.

Garden Room

Extending from the rear of the property is a timber double glazed structure which is a great addition and provides another reception room and garden outlook. Blinds provide shade in the ceiling and there is also central heating, power and lighting laid on. Cupboard housing stacked washing machine and tumble dryer while there is a W.C. with wall mounted boiler.

First Floor

Bedroom 1

With uPVC double glazed sash windows and integrated wardrobe.

Bedroom 2

A good-sized double bedroom overlooking the rear aspect with small built-in wardrobe and window to the side.

Family Bathroom

This bathroom was replaced in 2020 and is an attractive suite incorporating a free-standing roll top ball and claw bath, separate walk-in shower, W.C. heated towel rail and tongue and groove clad walls to mid height. Vanity unit sink set within a lit inglenook, airing cupboard.

Outside

Well-maintained with a block pavia driveway and black and terracotta tiled path leading to the side and rear door, sheltered by a tile roof lean-to. The terrace with a westerly aspect is perfect for outdoor dining and entertaining and there is a raised lawn extending to a summerhouse/workshop with power and lighting laid on, a further terrace with sunny southerly aspect. Raised flower beds are well stocked and feature lavender and rose shrubs.

Services

Mains electricity, gas, water and drainage. Heating is provided by wall mounted gas-fired boiler and delivered via radiators.

Tenure

The property is offered Freehold.

EPC Rating

D

Council Tax

Band C

Post code

PO35 5UL

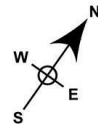
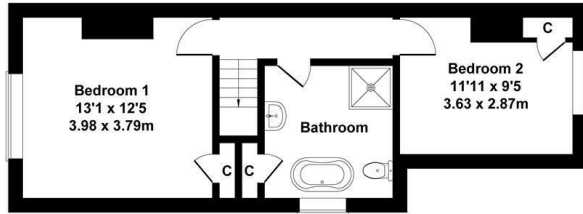
Viewings

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

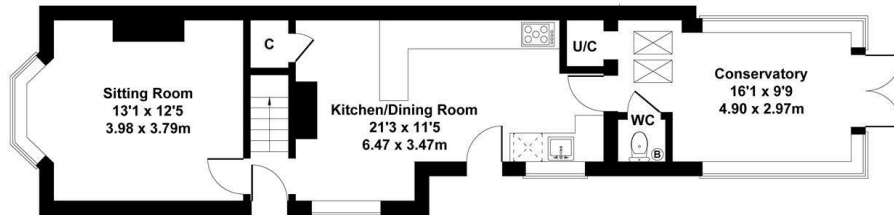


16 Steyne Road

Approximate Gross Internal Area
1033 sq ft - 96 sq m



FIRST FLOOR



GROUND 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.

Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.