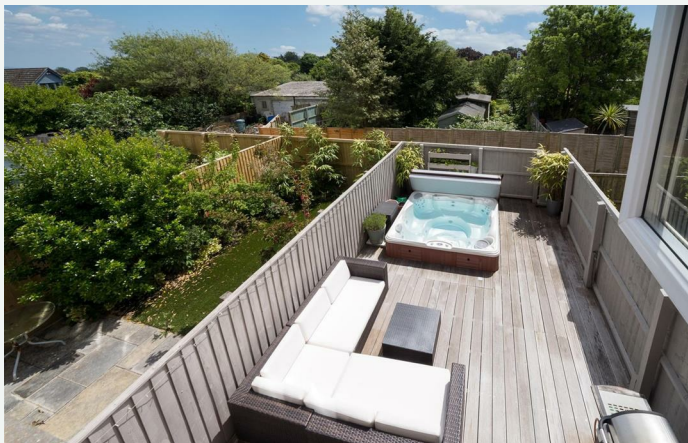


# SPENCE WILLARD



3 Mariners Row, High Street, Bembridge, Isle of Wight, PO35 5AF



Constructed in 2009, 3 Mariners Row is part of a development of 6 modern townhouses. Arranged over three floors it is a particularly comfortable three bedroom home with well-presented interiors and a low-maintenance garden. There is a well-equipped kitchen and wood flooring extending into a sitting room that overlooks the gardens. The upper floors feature three good-sized double bedrooms, two well-appointed bathrooms, as well as ample built-in storage, and underfloor heating throughout. The garden features a hot tub sunken within the decking and there is also allocated parking and space within a brick-built shared store to the front of the property.

Mariners Row is a modern cul-de-sac tucked away off the High Street in Bembridge and is within walking distance of the Bembridge Sailing Club (approximately 8 minutes) via off-road lanes. The village centre with its family-run butcher, café, bakery, fishmongers, farm shop, pubs and convenience store is popular among holiday makers. From the property, lanes and coastal paths provide direct access to nearby sandy beaches and some of the island's most picturesque locations, including Whitecliff and Priory Bay beaches, as well as inland areas like the RSPB marsh and downland.

#### Accommodation

**Ground Floor**  
 Entrance  
 Steps lead to a storm porch over a composite door.

**Hallway**  
 Plenty of wall space for hanging coats. Cloakroom with W.C. and oak floors.

**Kitchen**  
 The kitchen incorporates a full range of under-counter and wall-mounted storage units with tiled splashbacks. It includes an oven with four ring gas hob and extractor over, 1.5 bowl stainless steel sink with mixer tap, semi-integrated washing machine, tumble dryer and built-in fridge/freezer.

**Dining/Living Room**  
 With oak wood flooring and bi-folding doors overlooking the garden, this is an excellent family space with access to a large under stair cupboard.

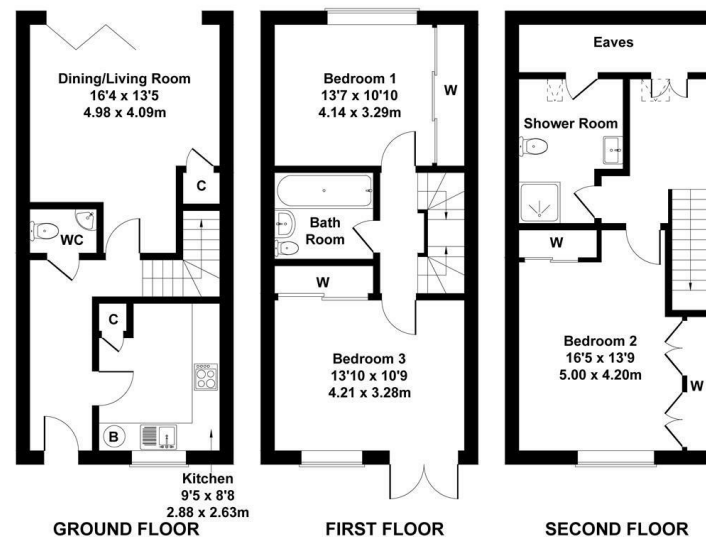
**First Floor**  
 Stairs rise to a gallery landing. The first floor comprises two good sized double bedrooms, both with built-in wardrobe storage and carpeted floors. The front bedroom features a Juliet balcony with charming glimpses of Bembridge village High Street.

**Family Bathroom**  
 Newly refurbished with 'P' shaped bath with shower over. Heated towel rail, vanity unit wash basin and hidden cistern W.C.

**Second Floor**  
 Another landing space with under-eave storage and Velux window providing natural light. The second floor comprises a large double bedroom with built in wardrobe storage and dormer window achieving far reaching views to the North West and a Shower Room with shower, vanity unit wash basin, heated towel rail and W.C.

## 3 Mariners Row

Approximate Gross Internal Area  
 1184 sq ft - 110 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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#### Outside

A block-paved driveway with dedicated parking space for residents leads up to the property from the High-Street. The planted beds and communal outside area to the front of the property is maintained by a committee of residents with contracted weeding of the driveway. There is a brick-built store partitioned for each of the six residents.

The property opens out through bi-folding doors to an enclosed rear garden, which is fully laid to decking with sunken spa pool and achieves a sunny southerly aspect. Utilities include power supply and a tap.

#### Tenure

The property is offered Freehold.

#### Council Tax Band

C

#### EPC

Band C

#### Services

Mains electricity, gas, water and drainage. Heating is provided by a gas fired boiler and unvented cylinder located in the understairs cupboard and is delivered by underfloor heating on all three floors. The house is currently connected to Wightfibre high-speed fibre optic internet.

#### Miscellaneous

Communal property maintenance is paid for annually by the residents which includes electricity, public liability insurance and buildings insurance for the shared spaces.

#### Postcode

PO35 5AF

#### Viewings

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

#### 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.