

SPENCE WILLARD



49A Steyne Road, Bembridge, Isle of Wight, PO35 5SL

An impressive new home boasting traditional build to a high quality finish with enclosed gardens, open plan living accommodation and off-road parking.

VIEWING

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Recently completed this attractive semi-detached home on Steyne Road is in a popular location close to the recreational ground. Offering light and spacious accommodation extending to three bedrooms and two bathrooms, one of which being ensuite. Ground floor reception space is open plan and particularly appealing with bi-folding doors opening to an enclosed garden at the rear. The houses are traditionally built boasting both a high energy rating and use of modern materials, including casement sash windows and aluminum bi-folding doors in anthracite grey, complemented by excellent features such as stone cast lintels and window sills. The gravelled driveway at the front provides parking for two cars and there is a large paved terrace at the rear with sunny southerly aspect.

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

Entrance

Composite front door with inset glazing opens to an entrance hallway with luxury vinyl tile flooring running throughout the ground floor and cloakroom/W.C. with tongue and groove clad walls, vanity unit wash basin and hidden cistern W.C.

Open Plan Living Area and Kitchen

An excellent family space, the ground floor is open plan with large and well-equipped with a kitchen area incorporating Zanussi induction hob with extractor over, in addition to worktop LED lighting, a 1.5 bowl stainless steel Franke sink with mixer tap over, integrated wine chiller and Zanussi dishwasher. Space and plumbing for washing machine, fridge and freezer, plenty of cupboard storage and worktop space with breakfast bar island. This open plan room can comfortably house a large dining table and sitting area beyond. Bi-folding doors open the full width to extend into the outdoor space, ideal for outdoor dining and entertaining.

First Floor

A carpeted staircase with oak banister and white painted newel post and spindles rise to a galleried landing with hatch accessing insulated loft. The first floor comprises three bedrooms, two of which are good sized doubles all with power sockets incorporating USB ports. Bedroom 2 and 3 have views of a southerly aspect over the gardens and beyond to the village recreation ground, whilst bedroom 1 is a larger double with integrated wardrobes, ensuite shower room, incorporating ensuite shower room with shower, vanity unit wash basin, heated towel rail and W.C.

Outside

Largely laid to lawn the gardens provide a blank canvas with a paved patio with southerly aspect and fenced boundaries creating an excellent private garden. There is gated access along the side and parking is found for two cars at the front on a gravelled driveway with Griselinia hedges to one side.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler located in the kitchen and delivered via radiators. There is WightFibre broadband to the property.

Tenure

The property is offered Freehold.

EPC Rating

B

Post code

PO35 5SL

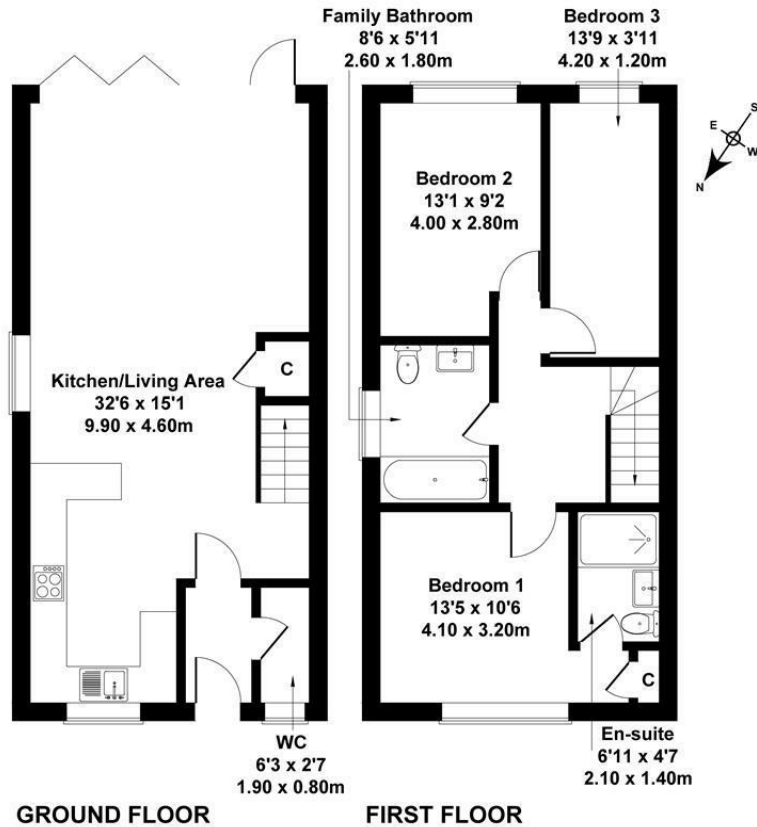
Viewings

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



49a Steyne Road

Approximate Gross Internal Area
1044 sq ft - 97 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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