

SPENCE WILLARD



27 Solent Landing Beach Road, Bembridge, Isle of Wight, PO35 5NZ



*With communal gardens extending to the beach, this beautifully presented and low-maintenance home provides substantial accommodation and an idyllic island retreat.*

VIEWING

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



With light and well-appointed accommodation in this purpose built development of Mews style houses, this three bedroom home offers a wealth of space, accommodation and garage storage all a short walk from the beach and Bembridge Harbour. No 27, Solent Landing benefits from refurbishments in recent years including a new kitchen, bathrooms and gas-fired boiler. It currently provides the owners an attractive and low-maintenance holiday home, and a successful holiday let. There are three well-proportioned double bedrooms and two bathrooms, in addition to a sitting room and well-equipped kitchen, communal courtyards and wonderful gardens extending towards the sea. A garage with roller door, provides storage for beach toys, such as kayaks and dinghy's as well as amenity space and the property has a sunny southerly aspect, with off-road parking to the front.

Situated on a lane off Kings Road, providing direct access through the 'lanes' to the village centre and Bembridge Harbour from which you can access superb country walks and along the coast to Priory Bay or Culver Down and beyond. There are a good range of shops within Bembridge including a butcher, florist, bakery, fishmonger, pharmacist and farm shop in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities, whilst there are also numerous beaches. The Fastcat, providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

**Accommodation**  
Ground Floor

**Entrance**  
Automatic roller garage door opens to a versatile and secure space with a large lockable storage cupboard at the rear. New wall mounted gas fired boiler.

**Entrance Hallway**  
With plenty of wall space for hanging coats and steps rising to an open plan kitchen/dining room

**Kitchen/Breakfast Room**  
Newly refurbished range of under-counter and wall mounted shaker style storage units. There is a composite granite sink with mixer tap over, integrated cooker and four ring gas hob over with extractor hood over. Tiled splashbacks, integrated Bosch dishwasher and tall cupboard housing fridge/freezer. Dining space with tiled floors and access to the communal inner courtyard at the rear.

**W.C.**  
Tiled floors, wall mounted wash basin and W.C.



#### First Floor

##### Sitting Room

With window overlooking the front aspect and vinyl tile flooring, this is a light space with recess alcove providing book and further storage.

##### Bedroom 3

A double bedroom with window over the rear aspect

##### Bathroom 1

With a walk in shower with large wall and ceiling mounted shower spray, illuminated mirror, vanity unit wash basin, heated towel rail, tiled floors and W.C.

#### Second Floor

##### Bedroom 1

A large, bright double with window overlooking the front aspect and views toward Culver Down.

##### Bedroom 2

A double bedroom with window over the rear aspect and Velux skylight window

##### Bathroom 2

Recently refurbished with corner jacuzzi bath, illuminated mirror, vanity unit wash basin, heated towel rail, W.C. and tiled floors.

#### Outside

This mews style house benefits from render and brick elevations and uPVC casement windows, it is particularly low maintenance and an ideal 'lock up and leave' with a roller garage door accessing a large garage/store. There is a dedicated block paved parking area in front of the garage within the gated community. Off the kitchen and to the rear is a shared courtyard with dedicated area for outdoor dining. The communal front gardens have lawned areas, Griselenia hedges and planted borders, with automatic gated access. Communal gardens further extend around the development and are maintained by a contractor, where there is a wonderful mature border of herbaceous shrubs and hedgerow as well as a large lawn area extending to the beach.

#### Services

Mains electricity, water and drainage. Heating is provided via a recently replaced gas-fired boiler including hive thermostat controls, with unvented cylinder and delivered via radiators.

#### Council Tax

Band E

#### EPC Rating

C

#### Tenure

The property is offered Freehold. There is a £600 annual service charge which covers maintenance of the communal areas and gardens.

#### Post Code

PO35 5NZ

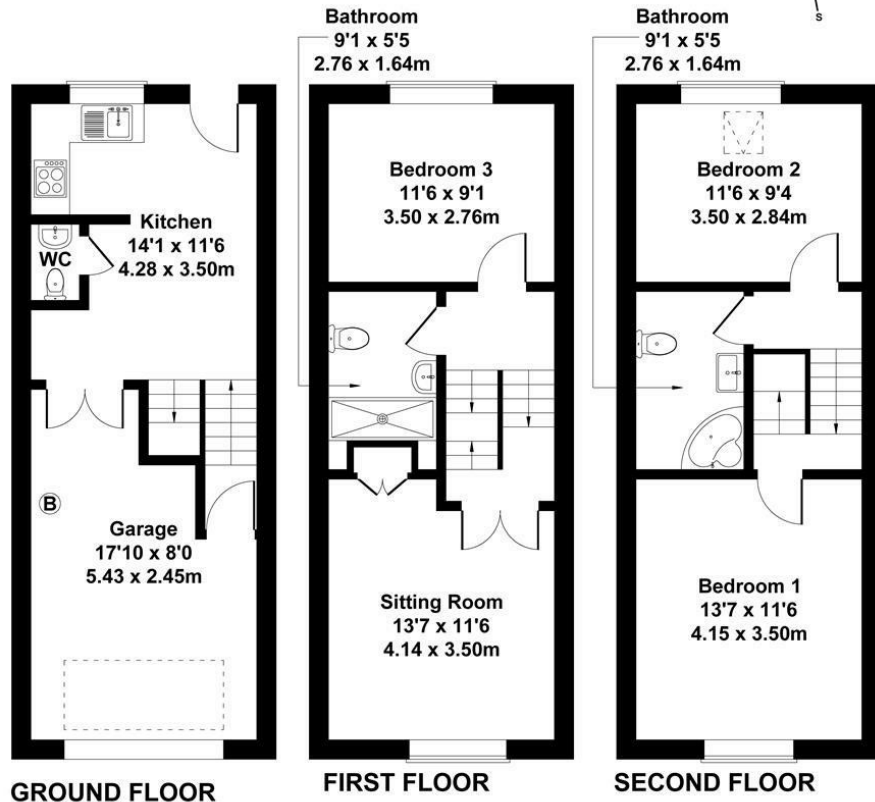
#### Viewings

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



# 27 Solent Landing

Approximate Gross Internal Area  
1119 sq ft - 104 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



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.