

SPENCE WILLARD



Seapoint 9 Kings Close, Bembridge, Isle Of Wight, PO35 5NX

# *In a convenient location close to the village and next to the harbour, this beautifully presented home enjoys sea views, pretty landscaped gardens, off road parking and garage.*

## VIEWING

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Having been remodelled and now boasting tasteful interiors, décor and gardens, this three bedroom period house provides light and spacious accommodation with a superb open plan kitchen, dining and living area. The majority of rooms enjoy a great view over the garden to the harbour and beyond. Bespoke carpentry and craftsmanship finishes include a new kitchen, attractive bathroom suites, solid oak internal doors, shelves and wall panelling and all eyes are drawn to the glorious views to the rear of the house. The outside space is beautifully designed with beds stocked with colourful flowers and shrubs with a path leading through the garden and down to a garage, accessed via the cul-de-sac below.

Yards from Bembridge Sailing Club, the Harbour and coastal path which provides direct access to superb country walks and along the coast to Priory Bay or Culver Down and beyond, the nearest beach is some 100m away. There are a good range of shops within Bembridge including a butcher, florist, coffee shop, bakery, delicatessen, fishmonger 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 Vestibule

A vestibule with plenty of space for hanging coats and boots with stable door and boat porthole opens to the living area.

#### Open Plan Kitchen / Dining and Living Area.

This superb family and entertaining space has a beautiful kitchen with shaker style storage units, Corien worktops and incorporates a Franke undermounted sink with mixer tap over, tongue and groove clad splashbacks, countertop lighting and space and plumbing for a range cooker with extractor over. There is a central island with Oak worktops and integrated dishwasher, whilst the fridge/freezer is semi integrated. The sitting room beyond has bespoke shelving either side of a log burning stove sat upon a slate hearth. There is plenty of space for a dining table and sofas and two sets of patio doors enjoying fantastic views toward St Helens over the harbour. There are two useful storage cupboards under the stairs by the shower room.

#### Utility / Shower Room

An excellent functional room with plenty of natural light from a Velux window over the shower, space for a stacked washing machine and tumble dryer with cupboard over, whilst also incorporating an attractive suite with walk-in shower, vanity unit wash basin, high level Burlington heated towel rail and hidden cistern W.C.

#### First Floor

Staircase with seagrass carpet rises to a light landing with hatch accessing a loft space and book shelving set around a large mirror on the wall. The first floor comprises three bedrooms, two of which are of equal size and generous proportions, with built in wardrobe storage and plantation shutters and doors opening onto Juliet balconies enjoying stunning views of the harbour and to St Helens across the water. Bedroom 1 has a built-in computer station blended into the cabinetry ideal for home working. Bedroom three is marginally smaller, but still a double with built in cabin bed with pull out double and cupboard storage over and bespoke shelving on one wall.

#### Family Bathroom

An attractive suite incorporating tongue and groove clad walls to mid-height, panelled bath with shower over, vanity unit wash basin, hidden cistern W.C. concertina cupboard housing gas fired boiler, heated towel rail and plenty of natural light from a southerly aspect.

#### Outside

Set back from the road behind a paved courtyard, there is plenty of space for storing bikes and logs and is currently arranged with beautiful pot plants and Jasmin climbing the fence. To the rear is a raised deck enjoying harbour views and overlooking stunning gardens with a range of well-stocked beds and herbaceous shrubs and specimen trees. A lower patio is ideal for outdoor dining and entertaining and a fence at the rear of the garden provides access the garage.

#### Garage

Vaulted garage with 'up and over door' with parking in front. The garage and parking are accessed via Kings Close and there is undercroft storage below the deck and the house.

#### Services

Mains electricity, water and heating with a gas fired Vaillant boiler located in the bathroom and delivered radiators.

#### Tenure

The property is offered freehold.

#### Council Tax

Band D

#### EPC Rating

C

#### Post code

PO35 5NX

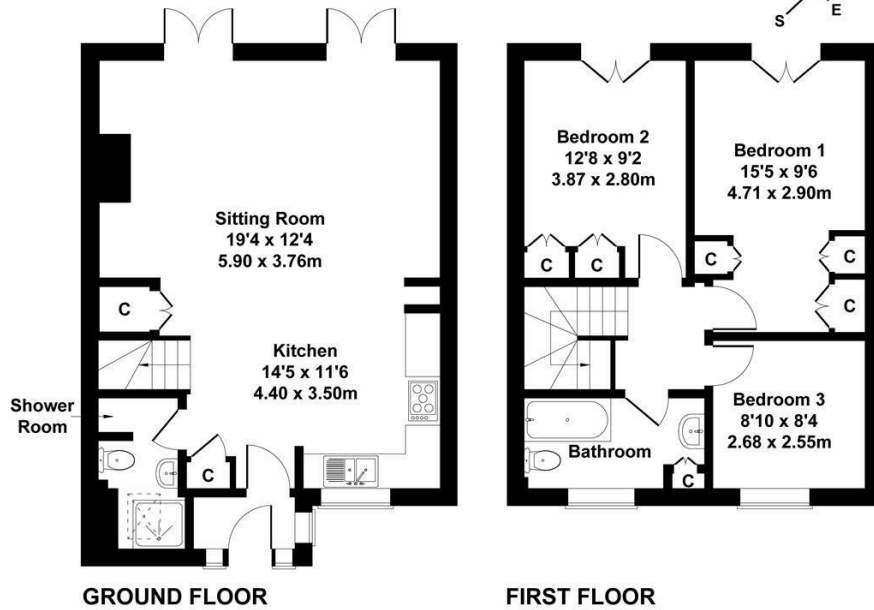
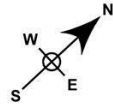
#### Viewings

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



## 9 Kings Close

Approximate Gross Internal Area  
980 sq ft - 91 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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