

SPENCE WILLARD



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



# *Offering an excellent package, this purpose built mews house has well-appointed accommodation, off road parking and communal gardens which extend to the beach.*

VIEWING

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18 Solent Landing offers three double bedrooms and two bathrooms, including a separate sitting room, kitchen, rear courtyard and versatile garage store. Beautifully presented with a modern kitchen, bathrooms and décor, the house represents a low-maintenance property, ideal as a 'lock up and leave' holiday home or holiday let, whilst also being a spacious and comfortable home for a family. Its location, with garage and parking on Beach Road, and the popular Silver Sands Beach 50m walk away, whilst communal gardens wrap around the development and run straight onto the beach.

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  
Garage/Utility

A roller door accesses the large garage and utility space which doubles as a covered seating area. There is a wall-mounted Valliant boiler and various lockable cupboards as well as a large cupboard/void beneath the house, ideal for storing outdoor furniture, kayaks or paddleboards. Worktop over space and plumbing for a washing machine and tumble dryer.

Entrance Hallway

Steps rise to a front door accessing the property.

Kitchen/Breakfast Room

An attractive pale blue modern kitchen with shaker style storage units, 1.5 stainless steel sink with mixer tap over, integrated oven with four ring gas hob and extractor hood over, tiled splashbacks and integrated fridge freezer, luxury vinyl tile floors and door accessing the courtyard.

W.C.

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

First Floor

Sitting Room

A room of excellent proportions with window overlooking the front aspect. Lockable storage cupboard.

Second Floor

Bedroom 1

Large double bedroom with window overlooking the rear aspect.

Family Bathroom

With panelled bath with shower over, pedestal wash basin, heated towel rail, tiled floors to mid height and W.C.

Bedroom 2

A good sized double overlooking the front aspect.

Second Floor

### Bedroom 3

Has a Velux and separate window overlooking the courtyard and is a double bedroom, currently arranged with two twin beds.

### Bathroom

With tiled floors, walls to mid height, panelled bath with shower over, pedestal wash basin, heated towel rail and W.C.

### 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 plenty of parking and a dedicated block paved area in front of the garage. Off the kitchen and to the rear is an enclosed communal courtyard with dedicated area for outdoor dining. Communal gardens 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 gas-fired boiler located on the wall in the garage and delivered via radiators.

### Council Tax

Band E

### EPC Rating

C

### Tenure

The property is offered Freehold. There is a £500 annual service charge which covers maintenance of the communal areas and gardens.

### Post Code

PO35 5NZ

### Viewings

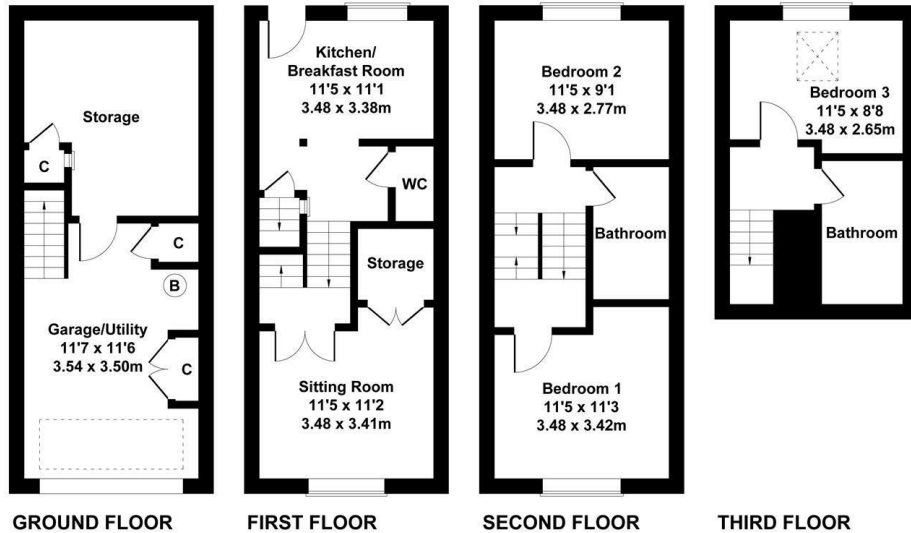
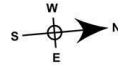
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





## 18 Solent Landing

Approximate Gross Internal Area  
1238 sq ft - 115 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



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