

SPENCE WILLARD



7 Old Bembridge House, Kings Road, Bembridge, Isle Of Wight, PO35 5NT

A beautifully refurbished apartment close to the harbour, beaches and village centre with off road parking, sea and harbour views.

VIEWING

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Situated in a beautiful Georgian building with freshly painted white rendered elevations this 1st floor apartment benefits from plenty of natural light from a southerly aspect and views of the harbour and Solent. A recent renovation is comprehensive, complementing original period character with modern finish touches and a high specification kitchen and bathroom. There are some great highlights making it a very comfortable place to live or Island bolt hole including engineered oak wood flooring, new uPVC sash windows, combination boiler, heating system and electrics, picture rails and tall contemporary radiators while the open plan kitchen and living area is a stunning space with dual aspect windows, pendant lighting and a state-of-the-art kitchen. The property benefits from a parking space as well as being on the coastal path and a short walk to the beach, harbour and village.

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

Communal hallway with steps up to an entrance to the apartment on the first floor. Front door accessing an inner hallway with loft access, high level consumer unit, picture rails and plenty of space for hanging coats. 20mm engineered oak flooring runs throughout the hallway, bedroom and living space.

Open Plan Kitchen, Dining and Living Area

This superb room measuring approximately 6.7m x 4.4m incorporates a beautiful kitchen with undercounter and tall units, larder cupboard and kitchen island with white quartz worktop with a waterfall edge. It is full equipped with a Bora induction hob with built in extraction, mid-level oven, microwave / grill and integrated dish washer, fridge and freezer. The kitchen is finished with brushed brass cupboard handles and a black Quooker mixer tap over a composite sink. A tall floor to ceiling window enjoys a southerly aspect with views over the harbour towards Culver Down while the remainder of the room is a large open space with room for a dining table, sofa and chairs. A cosmetic fireplace with Oak mantle and tiled hearth makes for an excellent feature while the sash window has views towards the harbour mouth and of the eastern Solent and Portsmouth in the distance.

Bedroom 1

A large double bedroom with sash window with a southerly aspect, picture rails and plenty of space for a wardrobe.

Shower Room / Utility Space

A beautifully styled room with modern blue patterned tiles, a walk in shower with tiled surround, vanity unit wash basin on a timber, floating cabinet, W.C. and large cupboard housing Vaillant combination boiler, linen shelves and space and plumbing for a washing machine and tumble dryer.

Outside

The property benefits from a parking space to the front.

Services

Mains electricity, water and drainage. Heating is provided via combination gas-fired boiler located in the utility cupboard and delivered via radiators.

EPC Rating

C

Council Tax

B

Tenure

Share of Freehold

Post Code

PO35 5NT

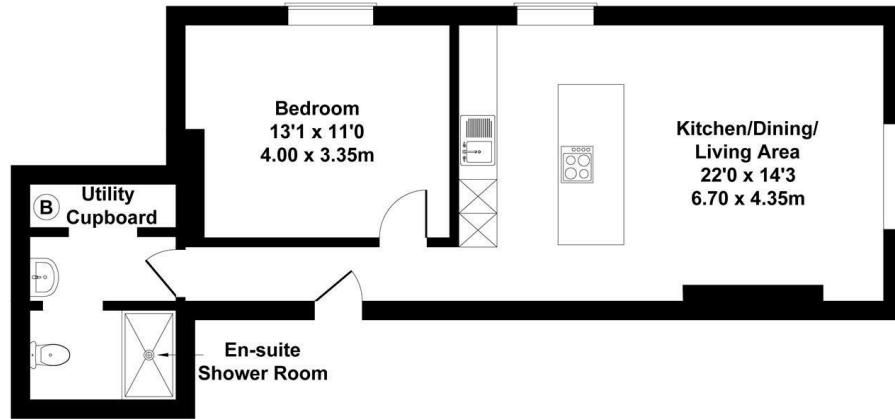
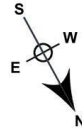
Viewings

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



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Approximate Gross Internal Area
603 sq ft - 56 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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