

SPENCE WILLARD



82 Foreland Road, Bembridge, Isle of Wight, PO35 5UD

A substantial family home offering plenty of accommodation, large private south facing gardens and driveway with off-road parking

VIEWING

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82 Foreland Road was constructed in approximately 1950 with pebble dash rendered elevations beneath a clay tile roof, box bay windows and further extended to provide additional ground floor rooms at the rear. The accommodation consists of up to six bedrooms arranged over two floors with a large kitchen, separate dining room, sitting room and study. There is plenty of off-road parking on a gravelled driveway at the front with side access to large rear garden which is largely laid to lawn with mature boundaries and could represent a development opportunity (subject to gaining the necessary planning consents). The house has uPVC windows throughout, but offers an opportunity for modernisation or a project, where there is plenty of scope for extension or additional outbuildings (subject to planning)

Situated only a short walk from the high street of Bembridge where there is a good range of shops including a butcher, florist, bakery, delicatessen, fishmonger, refillery and farm shop, in addition to several cafes and restaurants all within easy access. The village also has two sailing clubs, numerous beaches and coastal walks while the fast cat, providing high speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

Accommodation

Ground Floor

Entrance

A ramp up to a red composite door with stained glass windows either side.

Hallway

With picture rails, wallpaper and carpeted floors. Plenty of space for hanging coats.

Bedroom 3 and 4

Are both well proportioned rooms with bay windows overlooking the front aspect. These bedrooms could also offer additional reception rooms if required.

Bedroom 5

A double bedroom with bay window over the side aspect and vanity unit wash basin.

Shower Room

With shower, corner pedestal wash basin, tiled floor and walls, heated towel rail and two airing cupboards, one housing hot water tank with immersion heater.

W.C.

With Window to the side aspect and W.C.

Kitchen

With a full range of under-counter and wall-mounted shaker style storage units, tiled splashbacks and space and plumbing for a large range cooker, washing machine and dishwasher. Twin bowl stainless steel sink with mixer tap over and wall-mounted gas fired boiler.

Utility Room

With side access to the garden, space and plumbing for a fridge/freezer. Four storage cupboards with louvered doors.

Study

With views over the garden this is an excellent study or hobbies room enjoying dual aspect windows and plenty of light.

Sitting Room

A substantial light space overlooking the gardens with dual aspect windows, including a bay overlooking the side.

Dining Room

A room of generous proportions with window overlooking the side aspect, brick fireplace with gas fire inset.

First Floor

Stairs rise to a galleried landing with hatch accessing a small loft space. The first floor comprises three bedrooms and a family bathroom. The bathroom offers a modern suite with W.C. vanity unit wash basin, bath and walk-in shower with tall towel radiator and tiled walls. Bedroom 1 has a great outlook along the garden and built in wardrobe storage and cupboards. Bedroom 6 is a single bedroom with deep storage cupboard. Whilst bedroom 2 is well proportioned with under-eaves storage and window overlooking the front aspect.

Outside

Set back from the road behind a raised and gravelled driveway with plenty of parking for several cars in front of the house. There are also two beds well stocked with Roses and Agapanthus. There is wide access on both sides of the house to a deceptively large, enclosed and private garden at the rear. A substantial patio extends from the rear of the property with garage, timber shed and glazed 'Alton' potting shed. There is a garden pergola over a pond with pump and filter and an expanse of garden extends to the rear which is largely laid to lawn and with mature trees of Mimosa, Monkey Puzzle and large Conifer in the centre. The garden has scope for development subject to obtaining the necessary planning consents.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler located in the kitchen and delivered via radiators. There is fibre broadband available in the area.

Miscellaneous

There is a development uplift clause covering the wider part of the garden, further details available from the agent.

Post Code

PO35 5UD

EPC Rating

D

Council Tax

F

Tenure

The property is offered freehold

Viewings

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



82 Foreland Road

Approximate Gross Internal Area
2056 sq ft - 191 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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