

SPENCE WILLARD



49b Steyne Road, Bembridge, Isle of Wight, PO35 5SL

An impressive new home boasting a traditional build finished to a high quality also with enclosed gardens, open plan living accommodation and off-road parking.

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

Recently completed this attractive semi-detached home on Steyne Road is in a popular location close to the recreational ground. Offering light and spacious accommodation extending to two bedrooms and one bathroom. Ground floor reception space is particularly appealing with bi-folding doors opening to an enclosed garden at the rear. Traditionally built and boasting both a high energy rating and use of modern materials, including casement sash windows and aluminum bi-folding doors in anthracite grey, the house is complemented by excellent features such as stone cast lintels and window sills. The gravelled driveway at the front provides parking for two cars and there is a large paved terrace at the rear with sunny southerly aspect.

Conveniently located in Bembridge village centre and the coastal paths of Bembridge are also close by. Bembridge Village has a butcher, florist, bakery, delicatessen, fishmonger and farm shop in addition to several cafés and restaurants. The harbour has two sailing clubs and there are numerous beaches surrounding the village. The Fast Cat providing high-speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation
Ground Floor

Entrance
Composite front door with inset glazing opens to an entrance hallway with luxury vinyl tile flooring running throughout the ground floor and cloakroom/W.C. with tongue and groove clad walls, vanity unit wash basin and hidden cistern W.C.

Kitchen
A well equipped kitchen incorporating Zanussi induction hob with extractor over, in addition to worktop LED lighting, a 1.5 bowl stainless steel Franke sink with mixer tap over, integrated wine chiller and Zanussi dishwasher. Space and plumbing for washing machine, fridge and freezer, plenty of cupboard storage and worktop space.

Sitting Room
A light spacious room with bi-folding doors open the full width to extend into the outdoor space, ideal for outdoor dining and entertaining.

First Floor
A carpeted staircase with oak banister and white painted newel post and spindles rise to a galleried landing with hatch accessing insulated loft. The first floor comprises two bedrooms, both good sized doubles all with power sockets incorporating USB ports.

Family Bathroom
Incorporating a panelled bath, separate shower, vanity unit wash basin, heated towel rail and W.C.

Outside
Largely laid to lawn the gardens provide a blank canvas with a paved patio with southerly aspect and fenced boundaries creating an excellent private garden. There is gated access along the side and parking is found for two cars at the front on a gravelled driveway with Griselinia hedges to one side.

Services

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

Tenure
The property is offered Freehold.

EPC Rating
B

Post Code
PO35 5SL

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



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