

SPENCE WILLARD



10 Kings Close, Bembridge, Isle of Wight, PO35 5NX

Charming Coastal Home with Harbour Views and exciting development potential, located in popular position close to the village centre and beaches.

VIEWING

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Nestled in the heart of the sought-after village, 10 Kings Close offers an exceptional opportunity to enjoy coastal living with the added benefit of planning permission for a single-storey front elevation extension, solar panels on both roofs, and the incorporation of a light well over the stairs (subject to obtaining the necessary building regulations certification). This delightful two-bedroom terraced home combines scenic views, enclosed gardens and a separate garage as well as a premium location and future potential, making it an outstanding choice for homeowners or investors.

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 is 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, there are numerous beaches and shoreline perfect for relaxation or water sports. The Fastcat, providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation

Positioned in a peaceful and highly desirable area, the property boasts glorious views over Bembridge harbour and beyond and is just 100m from the beach. With a charming layout comprising a bright, open-plan sitting and dining room ideal for family living and entertaining. A separate, modern kitchen with ample workspace and storage. Two well-proportioned bedrooms and a family bathroom on the first floor.

Outside

A private enclosed garden with raised decking, perfect for relaxing or hosting guests whilst enjoying glorious views. A front courtyard setback from the road. Croft area under the decking that extends under the house for dry secure storage.

Garage

Beyond the garden and accessed either via Kings Close or a pedestrian gate at the foot of the garden is a run of garages, one of which is dedicated to the property.

Sustainability and Expansion Potential

Planning permission granted for a single-storey front elevation extension offering additional living space. Approval for solar panels on both roofs enhancing energy efficiency and sustainability. Incorporation of a light well over the stairs to maximize natural light throughout the home.

10 Kings Close

With its prime location, breathtaking views, and planning permissions in place, this property is brimming with possibilities. Whether you envision a cozy family residence, a lucrative rental, or a luxurious holiday retreat, this home adapts to your needs and aspirations. The approved plans for extensions and solar panels along with the inclusion of a light well further enhance the home's appeal offering modern, sustainable living with added space and light.

Services

Mains electricity, water and drainage. Heating is provided by a gas fired boiler and delivered radiators.

Tenure

The property is offered freehold.

Council Tax

Band D

EPC Rating

C (with potential to improve with solar panel installation)

Post code

PO35 5NX

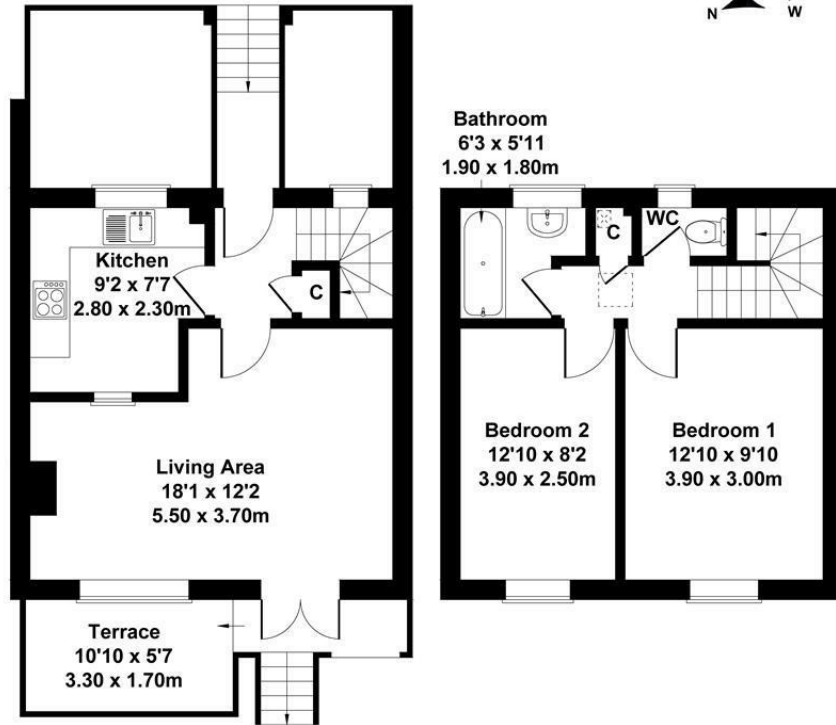
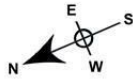
Viewings

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



10 Kings Close

Approximate Gross Internal Area
667 sq ft - 62 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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