

SPENCE WILLARD



Nab View 130 Howgate Road, Bembridge, Isle of Wight, PO35 5QZ



# *Impressive family home with sea views and spacious rooms, garaging and south facing gardens.*

## VIEWING

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



A substantial family home boasting excellent curb appeal and family space, Nab View sits on a wide plot and has white rendered elevations beneath a terracotta tiled roof. The house is set backed behind gates, a driveway and pretty gardens which also extend to the rear with views over fields and toward the coastline. A range of generous reception space includes a large kitchen/dining room and a dual aspect sitting room, a particularly versatile and wide conservatory overlooking the garden. Accommodation is well proportioned and extends to four bedrooms, three of which are large doubles and two bathrooms, one of which is ensuite. Further space could be available if the capacious loft were converted which could also achieve exceptional views (subject to obtaining the necessary planning consent and building regulation sign off). The property is light and with a modern finish including uPVC double glazing throughout. Gardens are well-maintained with landscaped driveway and bordered lawns offering an excellent opportunity for a family in a popular location close to Forelands beach.

Located in close proximity to the coastal paths of Bembridge and a short walk to the village amenities and beach being some 250m away. Bembridge village has a good range of shops and restaurants, including a butcher, fish monger, farm shop, coffee shop and chemist, whilst Bembridge Harbour has extensive mooring facilities and two sailing clubs.

## Accommodation

### Ground Floor

Impressive oak beamed pitched roof porch covers a sage green coloured composite glazed door. With tiled floor running through to the kitchen this spacious hallway has an understairs cupboard housing electric consumer unit and door through to a utility room with wall mounted boiler, space and plumbing for a washing machine beneath the worktop with stainless steel sink and filter tap over.

The fantastic family rooms are semi open plan through an archway and offer a large dual aspect dining space and a light kitchen with shaker style undercounter and wall mounted storage units with a 1.5bowl stainless steel sink, integrated dishwasher, tiled splash backs, integrated four ring gas hob with extractor over and mid-level Bosch oven and grill. There is a downstairs W.C. and garden room with glazed roof and laminate floors providing an excellent reception space with garden outlook. The sitting room has a concealed fireplace and dual aspect windows to the front and rear.

### First Floor

On the first floor there are a range of well-appointed bedrooms, two of which are substantial doubles with built in wardrobes and sea views, one of which being ensuite. Two further double bedrooms overlook the front aspect, one



with storage and one smaller but still double sized bedroom. The family bathroom is well appointed with tiled walls, bath with shower over and heated towel rail.

#### Outside

The gardens of Nab view are extremely well presented having been landscaped to provide a low maintenance and user-friendly space. There is a block pavia driveway with plenty of space for parking and turning beyond an electric gate, planted borders and lawn. Largely laid to lawn, the garden at the rear as a large south facing terrace ideal for outdoor dining and entertaining, various well-maintained borders, summer house, potting shed and garden store and a view from the garden beyond over grazing fields, to the coastal path.

#### Garage

An attached garage has up and over door, a pitched roof for storage and power and lighting laid on.

#### Services

Mains electricity water and drainage. Heating is provided by gas fired boiler located in the utility room and delivered via radiators.

#### Tenure

The property is offered Freehold.

#### EPC

Rating B

#### Council Tax

Band G

#### Postcode

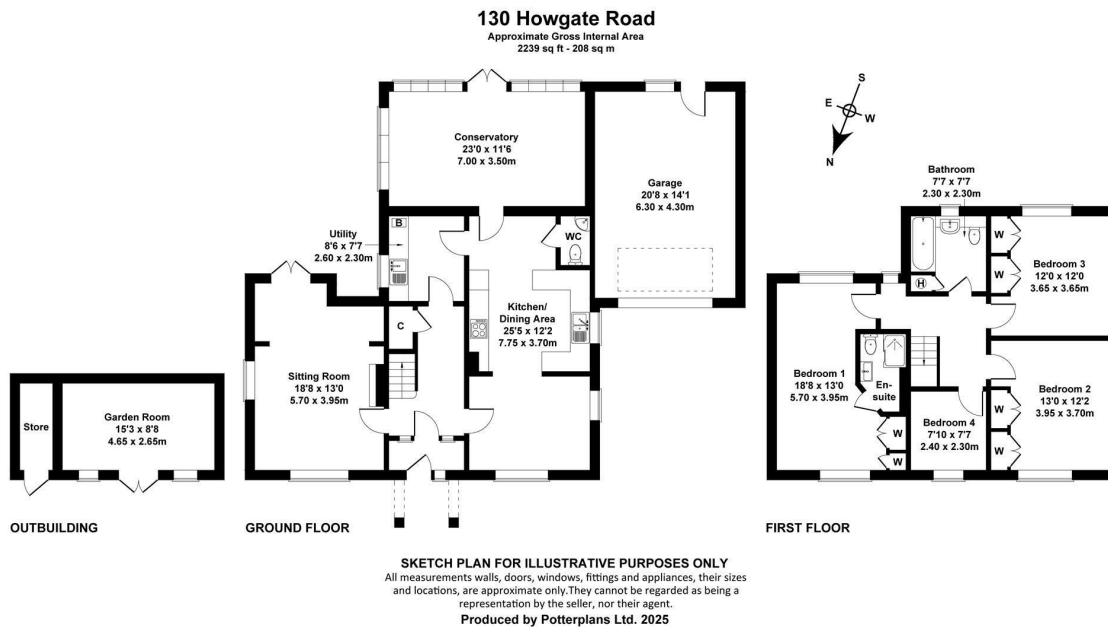
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#### Viewings

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







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