

SPENCE WILLARD



2 Kittiwake Lane End Road, Bembridge, Isle of Wight, PO35 5SZ

Recently refurbished this charming 2-bedroom cottage with south facing garden is a short walk from the beach at the end of the road.

VIEWING
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2 Kittiwake is a light and comfortable 2-bedroom semi-detached cottage which has been completely modernised in recent years to provide an attractive and superbly located home in a sought-after area in Bembridge on Lane End Road, close to the beach and coastal path. With south facing, enclosed and very private garden, which has been landscaped with a large patio and planted borders around a lawn, the property offers an idyllic Island retreat or holiday home. This property is hidden from the road in a quiet and peaceful setting with green outlook.

Located along Lane End Road, providing easy access to the beach approximately 100m away in addition to a range of excellent walks from the coastal path just a short distance from the property. Bembridge village has a good range of shops, cafes and restaurants, including a butcher's, fish monger's, farm shop and chemist, whilst Bembridge Harbour has extensive mooring facilities and two sailing clubs.

Accommodation
Ground Floor
Entrance
The property is accessed along a side path via a gate entering the patio glass door and garden with doors to the kitchen.

Kitchen
A light space overlooking the garden with a well-appointed and recently fitted kitchen boasting a full range of under counter and wall mounted storage units including a stainless steel sink and mixer tap over a four-ring ceramic hob with extractor over tiled splashbacks, integrated oven and space and plumbing for fridge, freezer, washing machine or dishwasher. Plenty of space for a dining table.

Sitting Room
With generous proportions, this family room has plenty of character with bay window overlooking the side aspect garden and large inglenook fireplace with Charnwood log burning stove sat on a slate hearth.

W.C./Cloakroom with wall space for hanging coats. W.C. with integrated wash basin.



Stairs rise to a small landing accessing 2 double bedrooms, one of which overlooks the rear garden, while a larger has built in wardrobe storage and ensuite shower room with wash basin.

Outside
With wide side access offering plenty of amenity space and gardens enclosed by trellis topped fencing and a wall to one side, Kittiwake occupies a private position, South facing gardens have been beautifully landscaped with planted borders around the lawn and a slate tiled patio. There is a large store to one side with plenty of space for bin stores.

Services
Mains electricity, water and drainage. Heating is provided by gas fired wall mounted Vaillant boiler located on the kitchen wall and delivered by radiators.

EPC Rating
C

Council Tax
B

Tenure
The property offered Freehold

Postcode
PO35 5SZ

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

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