

SPENCE WILLARD



Spinnaker, Beach House Lane, Bembridge, Isle Of Wight, PO35 5TA

An immaculately presented and substantial family home on a sought after road, set back meters from the beach at Lane End.

VIEWING

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Spinnaker was comprehensively refurbished in 2012 and now provides a beautiful light and spacious home, comprising a wealth of open plan accommodation with floor to ceiling windows, landscaped gardens and substantial integral garaging. A vaulted ceiling kitchen which is open plan to a dining and living area has views to Bembridge Lifeboat House and outlook over the gardens to the rear with southerly aspect. A superb sitting room on the first floor benefits from vaulted ceilings and bi-folding doors accessing a large balcony with views. There are four bedrooms, all of which have access to ensuite bathrooms, whilst a separate utility room and wealth of garaging space make for an excellent package all around.

Superbly located in close proximity to Lane End Beach and slipway and within easy walk of the coastal path. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

Ground Floor

Entrance

Steps beneath a storm porch rise to a wooden front door with porthole and sidelight.

Hallway

With whitewashed floorboards throughout the ground floor, a deep cloakroom and double doors accessing the garden.

Bedroom 2

A large double bedroom with built-in wardrobe storage, views to the Lifeboat and ensuite shower room with tiled walls, shower, vanity unit wash basin, heated towel rail and W.C.

Bedroom 3/Study

Overlooking the rear aspect with ensuite shower room.

Cloakroom/Utility Space

With tongue and groove clad walls, W.C. and matching hand basin. Louvered doors cover the utility space including plumbing for a washing machine and tumble dryer.

Kitchen

Open plan kitchen, dining and living area. This fantastic space within an extension to the side and rear of the property is particularly attractive with wood flooring matching the original and floor to ceiling windows at the front enjoying sea views and a vaulted ceiling and patio doors accessing the garden to the rear. The attractive kitchen incorporates a full range of under-counter and wall-mounted storage units with ceramic sink with mixer tap over. There is space and plumbing for a large range cooker with integrated fridge/freezer and Bosch dishwasher, along with mid level microwave.

First Floor

Sisal carpeted stairs rise to a light galleried landing with window overlooking the gardens and southerly aspect. Hatch accessing a loft space.

Bedroom 4

Dual aspect double bedroom with sunny aspect with access to a 'Jack and Jill' bathroom.

Bedroom 1

Has dual aspect windows overlooking the front with access to the 'Jack and Jill' bathroom including shower, vanity unit wash basin, dual powered towel radiators and W.C.

Sitting Room

An impressive triple aspect space with vaulted ceilings and bi-folding doors opening to a balcony with sea views.

Outside

The landscaped gardens of Spinnaker offers a particularly low-maintenance space with gravelled driveway and raised beds to the front with side access to the enclosed rear gardens centred around a lawn with raised sleeper beds and a large patio achieving a southerly aspect. There are two garden sheds and a side passage for storing ladders with close board fence boundary.

Garaging

Spinnaker benefits from an impressive long front to back workshop/garage with up and over door which was added to the property in 2012 and also houses the wall-mounted gas fired boiler. There is plenty of workshop space and additional sink whilst the original garage has its own up and over door providing added storage.

Miscellaneous

Beach House Lane is a private road with maintenance shared among the 15 residents with an informal agreement to provide a payment of approximately £55pa for any maintenance to signage or road servicing on an 'ad hoc' basis. Further details available by request from the agent.

Services

Mains electricity, water and drainage, heating is provided by a gas fired boiler located in the garage and delivered via radiators.

Tenure

The property is offered freehold.

EPC Rating

D

Council Tax

Band F

Postcode

PO35 5TA

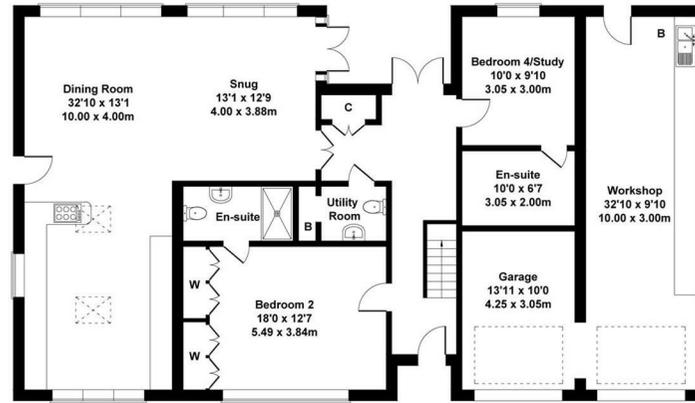
Viewings

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

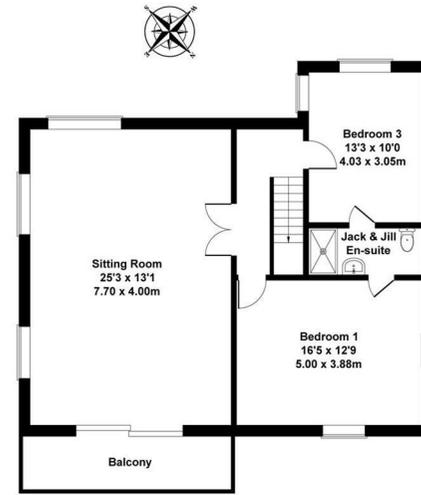


Spinnaker

Approximate Gross Internal Area
2799 sq ft - 260 sq m



GROUND FLOOR



FIRST FLOOR

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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