

SPENCE WILLARD



21 Silver Sands Court, Church Road, Bembridge, Isle Of Wight, PO35 5AA

A one bedroom apartment with impressive specification, set within a purpose built complex in a central village location, with excellent access to amenities and the beach.

VIEWING

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



Positioned in the heart of Bembridge Village, this McCarthy & Stone development provides a range of both light and spacious accommodation with particularly high specification design, build and finish. There are communal landscaped gardens wrapping around the property with several private spaces for reading as well as a reception hall hosting coffee mornings, events and an ideal atmosphere for relaxation and socialising. With great attention to detail and a range of excellent features the properties include underfloor heating, triple glazed windows, energy efficient heating, built in storage and a 24-hour call system and on-site maintenance and facilities manager. 21 Silver Sands is a privately owned one bedroom apartment which includes a fully fitted kitchen, lounge and shower room. Ownership of the apartments gives access to a fantastic communal lounge, a laundry room, coffee making facilities and a buggy park room with electric charging points. There are guest suites available for visitors, which can be booked in advance, and there is car parking space, which is allocated to each apartment, with additional spaces for visitors. There are lifts to all floors with this apartment found on the upper ground floor.

Conveniently situated a short flat walk to local amenities, Silver Sands Court is situated in the village centre and within walking distance to Bembridge Harbour from which you can access superb country walks and along the coast to Priory Bay or Culver Down and beyond. There are a good range of shops within Bembridge including a butcher, florist, bakery, fishmonger, pharmacist, and farm shop in addition to a coffee shop and restaurants. Bembridge Harbour has extensive mooring facilities, whilst there are also numerous beaches. The FastCat, providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Entrance

Accommodation

Situated on the upper ground floor with direct access onto Church Road and lift access down to the main reception and meeting hall.

Entrance Hall

Oak veneered entrance door with spy hole leads to a hallway with walk in storage airing cupboard for hanging coats. Illuminated light switches and smoke detector and entry system with intercom providing both verbal and visual link to the main development. 24hr Tunstall pull cord system situated on the wall.

Living area With Juliet Balcony

With a glazed door opening to a Juliet balcony. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door lead onto a separate kitchen.

Kitchen

A fully fitted kitchen with tiled floor. Stainless steel sink with mixer tap. Built-in oven with retractable door, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Benefiting from a walk-in wardrobe. Ceiling lights, TV and telephone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and illuminated mirror above. Emergency pull cord.

Parking

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first serve basis.

Services

Mains electric, drainage and water. Heating is provided by gas fired boiler and delivered via underfloor heating.

Miscellaneous

A bracelet/necklace alarm is available in addition to the pull cords fitted within the apartment. Superfast fibre broadband available.

Tenure

Leasehold - 125 year lease from January 2017.

Ground Rent

£212.50 every 6 months

Service Charge

£223.00 per calendar month

EPC Rating

B

Council Tax

B

Post Code

PO35 5AA

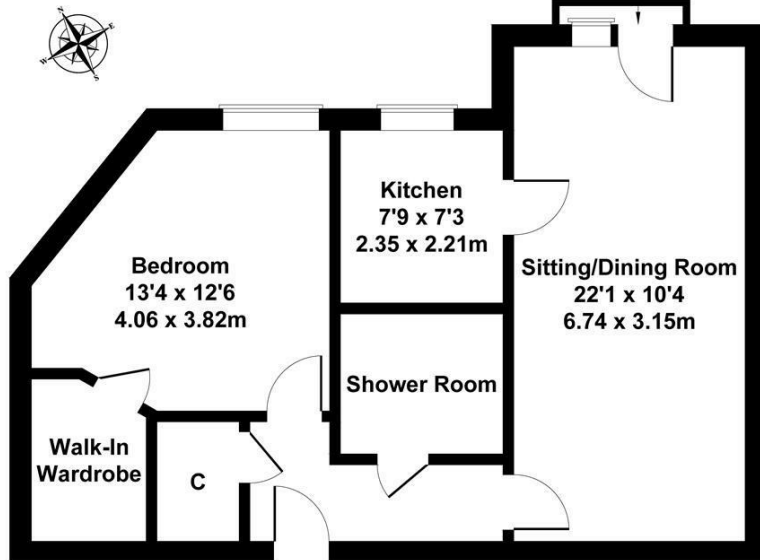


21 Silver Sands, Church Road, Bembridge

Approximate Gross Internal Area

603 sq ft - 56 sq m

Juliet Balcony

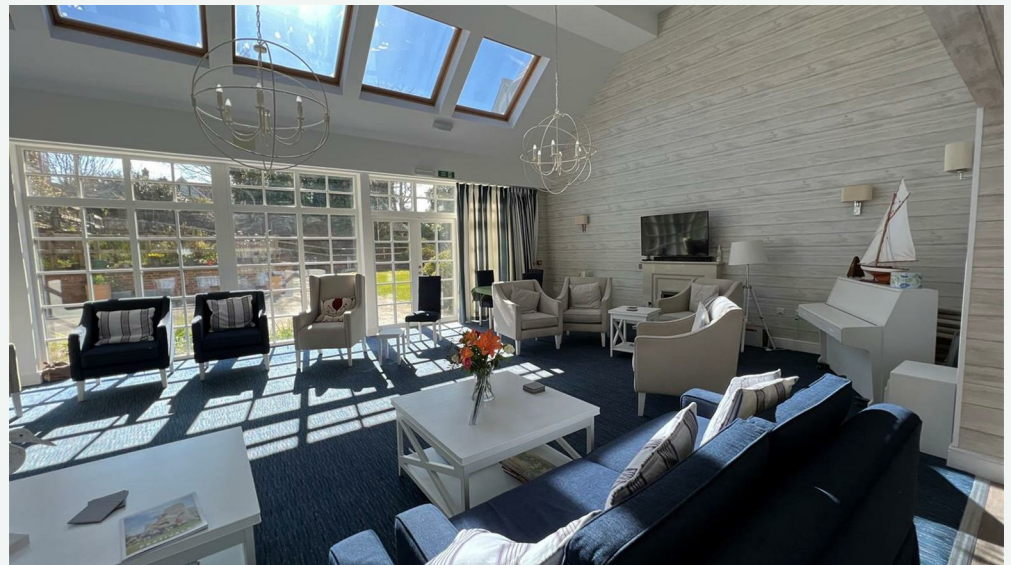


UPPER GROUND FLOOR

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.

Produced by Potterplans Ltd. 2025



SPENCEWILLARD.CO.UK

Viewings

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

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither