

# SPENCE WILLARD



53A Chichester House High Street, Bembridge, Isle of Wight, PO35 5SE



*Conveniently situated in the heart of Bembridge village, with light and spacious accommodation and off road parking.*

VIEWING

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Offering period charm on this picturesque street scene in Bembridge, the maisonette in Chichester House occupies the first and second floor with private street level front door entrance and the benefit of a comprehensive renovation. In a position convenient for village amenities, coastal and country walks and of course the beach and, with off road parking to the side, it makes for an excellent home/holiday home or investment property. The light and open accommodation incorporates high ceilings and a wealth of period features including deep skirting boards, bay windows, ornate coving together with a modern kitchen and bathrooms, all with new tiling, décor and lighting.

The property is located in the centre of Bembridge village in close proximity to the church, and a short walk to the beaches and harbour. The village centre offers a good range of shops including a butcher, florist, bakery, organic green grocers and fishmonger in addition to a coffee shop and restaurants. The Harbour and the beaches of Bembridge are close by as well as walks along the coastal paths and to downland and marsh trails. Bembridge Harbour has extensive mooring facilities and two sailing clubs. The FastCat ferry providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation

Entrance

Steps with wrought iron railings to a timber and painted hardwood black door with chrome furniture. The inner hallway has a bench seat and plenty of wall space for hanging coats. Tiled black and white flooring.

Lobby/Landing

Stairs with carpet runner rise to a light filled galleried landing with a cupboard housing the consumer unit. Window with southerly aspect.

Kitchen

A refurbished kitchen with tiled splashbacks, new tiled floors and high ceilings. Under counter and wall mounted storage units with a 4 ring ceramic hob with extractor over, integrated oven, 1.5 bowl sink with mixer tap over and space and plumbing for a dishwasher and washing machine. Larder and free standing fridge/freezer.

Sitting Room

Boasting excellent proportions and the original deep skirting boards, high ceilings and a bay window with plantation shutters overlooking the High Street. A fireplace housing electric fire, original timber mantle with decorative blue tiles. This is a fantastic family reception room with double glazed doors from the kitchen.

#### Bedroom 1

A large double bedroom with window overlooking the southern aspect and original feature (cosmetic only) fireplace.

#### Shower Room

A new shower, tiled walls. Classic style pedestal wash basin and W.C.

#### Second Floor

Stairs rise to an upper floor with a good sized double bedroom with Velux windows. Family bathroom with central Roca, panelled bath, tiled splashback, pedestal washbasin, W.C. and a large wardrobe or laundry cupboard.

#### Parking

There is private off road parking in a space adjacent to the building on Dennett Road.

#### Services

Mains electricity, water and drainage. Heating is provided by new programmable wall mounted electric radiators and hot water from an electric emersion cylinder located in the eaves storage on the top floor.

#### EPC Rating

E

#### Council Tax

Band D

#### Tenure

The property is leasehold with the balance of a long 999 year lease, renewed in January 2009 with a peppercorn rent. The freeholder occupies the solicitor's commercial premises below. Building insurance is shared with the ground floor property.

Postcode  
PO35 5SE

#### Viewings

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





## 53A High Street, Bembridge

Approximate Gross Internal Area  
1098 sq ft - 102 sq m  
(Excluding Eaves Storage)



Shower Room  
10'8 x 3'3  
3.25 x 1.00m

Bedroom 1  
17'7 x 10'8  
5.35 x 3.25m

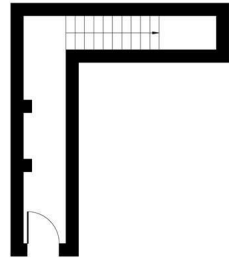
Bedroom 2  
12'0 x 11'5  
3.67 x 3.49m

Bathroom  
13'2 x 6'5  
4.00 x 1.96m

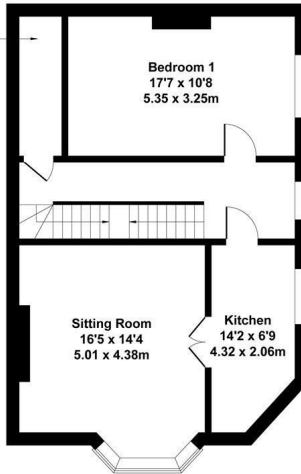
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Sitting Room  
16'5 x 14'4  
5.01 x 4.38m

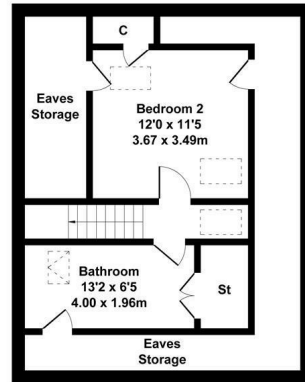
Kitchen  
14'2 x 6'9  
4.32 x 2.06m



GROUND FLOOR



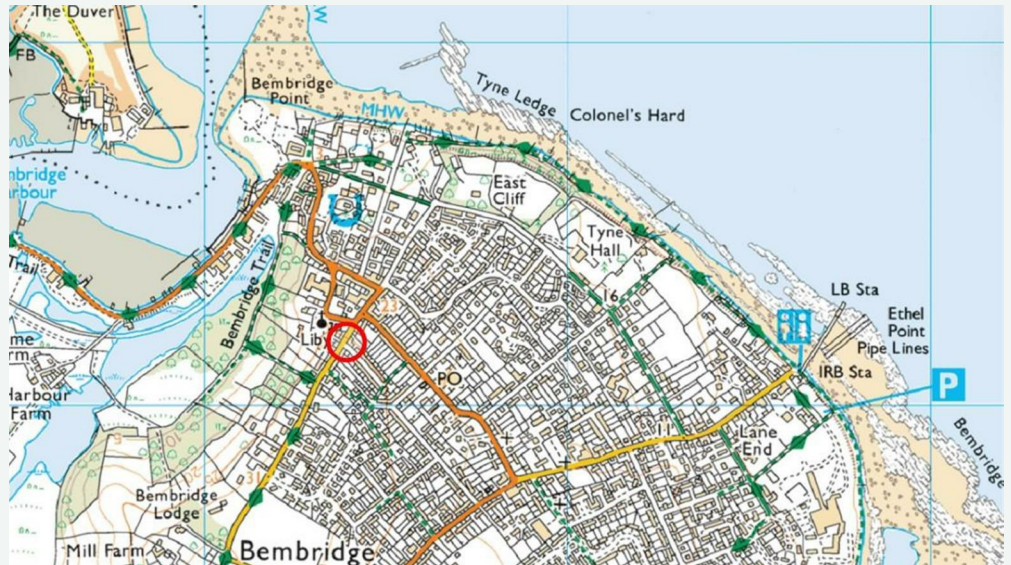
FIRST FLOOR



SECOND 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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