

SPENCE WILLARD



16 Rolfs Close, Bembridge, Isle of Wight, PO35 5RL

A well appointed bungalow occupying a large corner plot in a popular part of Bembridge within close proximity to the local school, shops, beach and coastal path.

VIEWING

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



Beautifully presented and offering low maintenance gardens with off road parking. 16 Rolfs Close is in a convenient position close to the local school and village amenities. This 2 bedroom bungalow offers light and spacious accommodation with large sitting room/dining room, a modern kitchen, 2 generous double bedrooms, separate utility room and large family bathroom. The interior is modernised with new varnish wood doors and uPVC glazing throughout. There is off road parking on the driveway to one side and a detached garage at the end of the garden.

Ideally situated with close proximity to Steyne Park and Bembridge Primary School, various idyllic beaches and the coastal paths of Bembridge are also nearby. Bembridge village centre has a butcher, florist, bakery, coffee shop, fishmonger and farm shop, in addition to several restaurants all within easy access. The harbour also has two sailing clubs and there are numerous beaches while the Fast Cat, providing high speed passenger links to Portsmouth, is located in Ryde approx. 7 miles away.

Accommodation

Entrance

Two steps up to a composite door. Hallway with a cloakroom cupboard accessing a large loft space. Separate W.C.

Sitting Room

A triple aspect sitting room with gas fire on a stone mantle and hearth with space for a dining table at one end.

Bedroom 1

With built in wardrobe storage and window overlooking the front aspect this is a good sized double bedroom.

Bedroom 2

A well proportioned double bedroom with built in wardrobe storage and garden outlook.

Kitchen

A modern kitchen with a range of Small's Shaker style under counter and wall mounted storage units with a Neff 4 ring gas hob with extractor hood over, mid level oven and grill. 1.5 bowl stainless steel sink with mixer tap over and serving hatch through to the dining room.

Shower Room

With tiled walls, a large walk in shower, pedestal wash basin and W.C.

Utility Room

With wash down butler sink and further storage.

Outside

The property benefits from relatively low maintenance and well maintained gardens wrapping around the property. Being a corner plot there is plenty of outside space with a lawn wrapping around the front of the house on two sides containing pretty beds of hydrangea, colourful flowers and a lavender lined pathway. Enclosed at the rear is a private garden with southerly aspect and a large patio, ideal for outdoor dining and entertaining. Well stocked beds provide an array of colour, roses herbaceous shrubs and a large clematis at the end of the garden. There is also a detached garage with space and plumbing for a washing machine and tumble dryer, large garden shed/workshop and a greenhouse/potting shed.

Services

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

Tenure

The property is offered freehold.

Council Tax

Band D

EPC Rating

D

Postcode

PO35 5RL

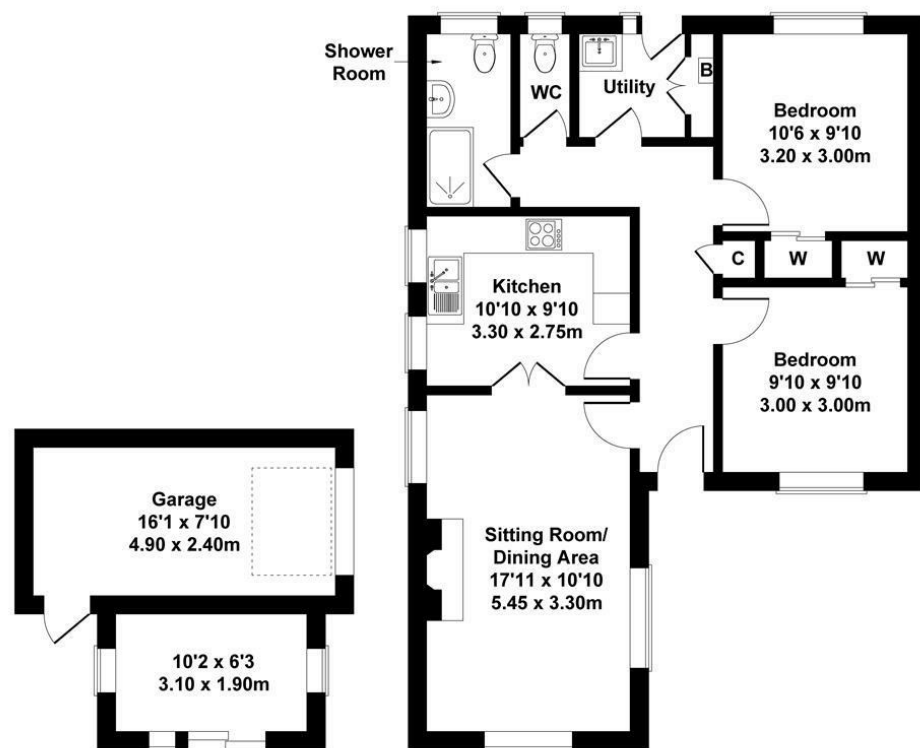
Viewings

Strictly by prior arrangement with the sole selling agents
Spence Willard



16 Rolfs Close

Approximate Gross Internal Area
872 sq ft - 81 sq m



Garage

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

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 Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.