

SPENCE WILLARD



Arrecife, Manna Road, Bembridge, Isle Of Wight, PO35 5UY

An impressive and substantial four bedroom house with enclosed gardens and contemporary finish throughout, conveniently located close to the village center.

VIEWING

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Extensively upgraded and modernised, this beautifully presented family home offers light-filled and flexible accommodation ideal for modern living. The highlight is a spacious open-plan kitchen and dining area with garden outlook, complemented by a separate sitting room, utility room, and four bedrooms served by three stylish bathrooms—two of which are en suite.

The property benefits from a comprehensive refurbishment in recent years, including new uPVC double glazing, updated plumbing and electrics, and high-specification finishes throughout such as brushed chrome flush sockets and switches, and quality lighting. The enclosed, low-maintenance garden wraps around the property, and off-street parking is available for two vehicles on a gravelled driveway in front.

Set on a private road just moments from Bembridge village centre, the home is ideally located for local amenities including a butcher, florist, bakery, delicatessen, fishmonger, and several cafes and restaurants. Bembridge Harbour, with its mooring facilities and two sailing clubs, is nearby, as are numerous beaches. High-speed passenger ferry links to Portsmouth are accessible via the FastCat in Ryde, approximately 7 miles away.

Accommodation

Ground Floor

Entrance

Accessed via a part-glazed uPVC door with side light, located to the side of the property.

Hallway

A welcoming hallway with ample space and under-stair storage.

Open-Plan Kitchen/Dining Room

A generous family space featuring a breakfast bar with pendant lighting above, a large dining area, and a well-appointed kitchen with a full range of under-counter and wall-mounted units. Fixtures include a 1.5 bowl Franke stainless steel sink with mixer tap, integrated Bosch gas hob and oven, Cooke & Lewis extractor, and integrated fridge, freezer, and dishwasher. LED downlights and a window provide excellent natural and artificial lighting.

Sitting Room

A bright, dual-aspect space with patio doors opening to the side of the property, allowing for indoor-outdoor living.

Utility Room

Includes further storage and worktop space, a 1.5 bowl stainless steel sink, and plumbing for both a washing machine and tumble dryer. Houses a wall-mounted Glow-worm combination boiler.

W.C.

Convenient ground floor cloakroom with heated towel rail.

Family Bathroom

Well-appointed with partially tiled walls, luxury vinyl tile flooring, panelled bath with shower over, wall-hung vanity unit, heated towel rail, and W.C.

Bedrooms 3 and 4

Both ground-floor bedrooms are generously sized, with one offering views of the rear garden and ample space for a double bed.

First Floor

Landing

Stairs rise to a naturally lit landing with roof light.

Bedroom 1

A large double room overlooking the garden, with en suite shower room featuring a shower enclosure, wall-hung vanity unit with wash basin, touch-sensitive illuminated mirror, heated towel rail, and W.C. Substantial under-eaves storage and good natural light from both a window and roof light.

Bedroom 2

Another spacious double bedroom with en suite shower room and similar high-quality fittings. Roof lights and a window provide excellent light, with further under-eaves storage.

Outside

The gardens are enclosed, wrap around the home, and are designed for ease of maintenance. A gravel driveway offers parking for two vehicles, and a stone pathway leads to the entrance.

EPC Rating

C

Council Tax Band

D

Tenure

The property is offered freehold

Postcode

PO35 5UY

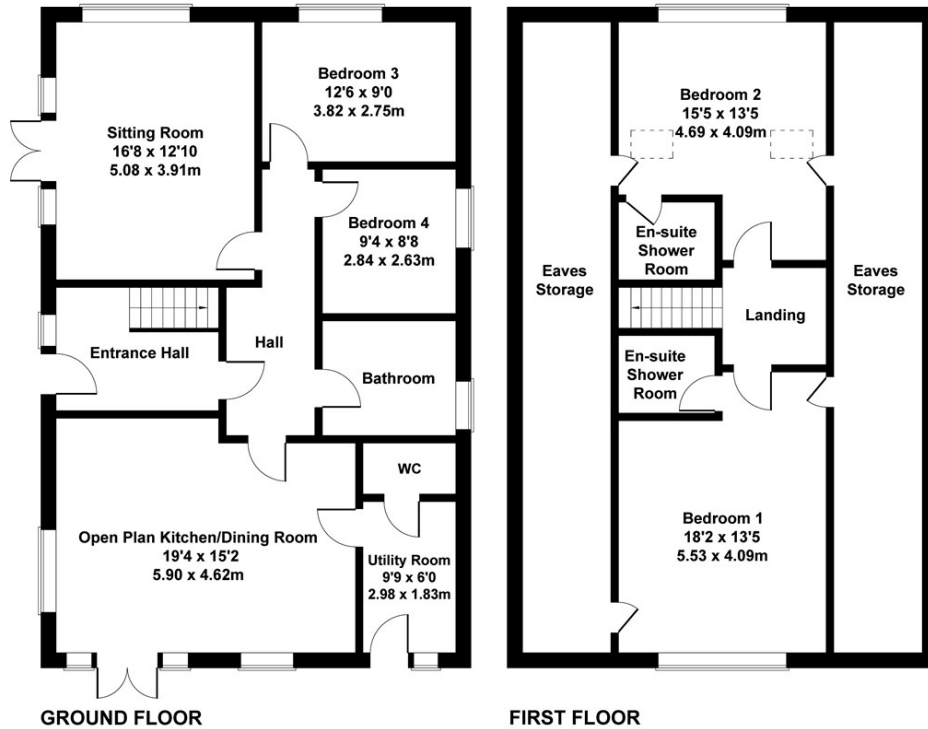
Viewings

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



Arrecife

Approximate Gross Internal Area
1601 sq ft - 149 sq m



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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