

SPENCE WILLARD



12 North Wells, Ducie Avenue, Bembridge, Isle of Wight, PO35 5SA



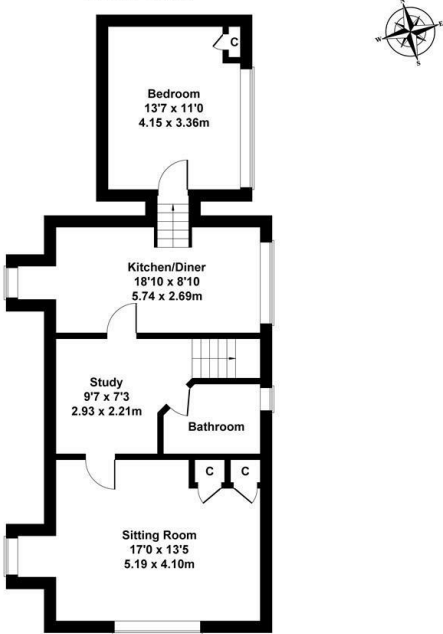
Located on Ducie Avenue, one of Bembridge's most desirable residential lanes, North Wells is perfectly positioned to enjoy both the coast and the heart of the village. Bembridge is a thriving seaside community with excellent amenities including cafés, a bakery, butcher, convenience store, sailing club and a choice of pubs and restaurants. The beach is just metres from the front door, and the harbour and village centre are within a few minutes' walk, making this a wonderfully convenient and connected coastal home. Apartment 12 occupies the top floor of this handsome Grade II Listed building, enjoying elevated views with a light and spacious feel throughout. Accessed via a private entrance on the first floor, stairs lead up to a welcoming hallway with space for a desk or reading nook, opening into a dual aspect sitting room with two striking arched windows overlooking the gardens.

The kitchen/dining room also enjoys dual aspect windows, with fitted units, space for appliances, and a built-in window seat that gives the apartment real character. The double bedroom is tucked into the eaves with an arched ceiling and sea glimpses, and there is a modern bathroom with bath and shower over.

The property is set within well-kept communal grounds, with mature planting, lawned areas and a generous gravelled parking area for residents and guests. It is offered for sale chain free.

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Approximate Gross Internal Area
743 sq ft - 69 sq m



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.
Produced by Potterplans Ltd. 2025

- Services
Mains gas, electricity, water and drainage. Heating is provided by a gas fired boiler and delivered via panelled radiators
- EPC Rating
E
- Council Tax
Band B
- Tenure
Leasehold – with the balance of a 999-year lease from 1987

- Service Charge
£1,800 per annum
- Ground Rent
£25.00 per annum
- Holiday letting is not permitted within the lease
- Viewings
Strictly by prior arrangement with the sole selling agents
Spence Willard

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