

SPENCE WILLARD



7 Solent View, Queens Road, Bembridge, PO35 5UT

A charming former fisherman cottage full of character and stylish, modern interiors, situated centrally in a convenient lane within Bembridge.

VIEWING

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



7 Solent View features a bright and tastefully decorated interior, with an enclosed, well-established garden to the rear. The exterior with pebble-dash render finish is complemented by uPVC double-glazed sash windows throughout. The accommodation is well proportioned and features a spacious open-plan living and dining room area with kitchen enjoying direct access to the garden. A well thought out rear extension provides excellent space overlooking the garden and offers a useful family room which can alternatively serve as an additional en-suite bedroom. This ground-floor area includes a shower room and W.C. On the first floor, there are two comfortable double bedrooms and a modernised family bathroom featuring a large panel bath and separate shower. The gardens are low maintenance and enjoy a westerly aspect, with a raised lawn, large patio, and a garden shed. Parking is available on the lane in front of the property and the location benefits from quiet lanes with low traffic, providing easy walking access to all village amenities.

Situated moments from the village centre Bembridge boasts a good range of shops including a butcher, florist, bakery, Organic farm shop and fishmonger in addition to a Scandinavian themed coffee shop and restaurant. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst there are also numerous beaches. The Fastcat ferry providing high speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

Accommodation

Ground Floor

Entrance

A composite door opens to a porch with ample space for hanging coats.

Open Plan Dining and Living Area

The open-plan sitting and dining room is a superb space, featuring wood flooring and a large window overlooking the front garden, fitted with low-level plantation shutters. There is a generous understairs storage cupboard and room for a large dining table and chairs in the dining area.

Kitchen

The kitchen features slate-style tiled flooring and a range of under-counter and wall-mounted storage units. It includes a 1.5-bowl stainless steel sink with a mixer tap, integrated dishwasher, oven with a four-ring gas hob and extractor fan above. There is also an integrated washing machine, plumbing and space for a fridge/freezer, and a wall-mounted gas boiler housed within a cupboard.

Bedroom 3/Family Room

An excellent addition at the rear of the property, this quiet family room benefits from patio doors overlooking the garden. It can be utilised as a third bedroom with direct access to a shower room with W.C.

Shower Room / W.C.

The shower room features tiled walls, a wash basin, and a heated towel rail and W.C.

First Floor

Stairs lead to a light-filled galleried landing with a vaulted ceiling and a Velux window, which provides plenty of natural light. Airing cupboard complete with pine shelving and lighting.

Bedroom 1

A light and very spacious room with high vaulted ceiling and a large sash window overlooking the front aspect.

Bedroom Two

A good-sized double bedroom with a uPVC casement window overlooking the rear garden.

Family Bathroom

This modern bathroom benefits from both a Velux window and a rear window, allowing ample natural light. It features a panelled bath with shower attachment, walk-in shower with tiled walls, pedestal wash basin, heated towel rail, and W.C.

Outside

7 Solent View is set back behind a landscaped, low maintenance front garden, enclosed by a picket fence and a pebble-dash render wall. Shared side access leads to the enclosed and gated rear garden, which includes a patio area ideal for outdoor dining and entertaining. The garden faces south-west and features a raised lawn and a shed tucked into one corner, covered with floral jasmine.

Services

Mains electricity, water, and drainage are connected. Heating is provided by a gas-fired boiler, delivered via radiators. The boiler is located in the kitchen.

EPC Rating: D

Council Tax: Band C

Tenure: The property is offered freehold

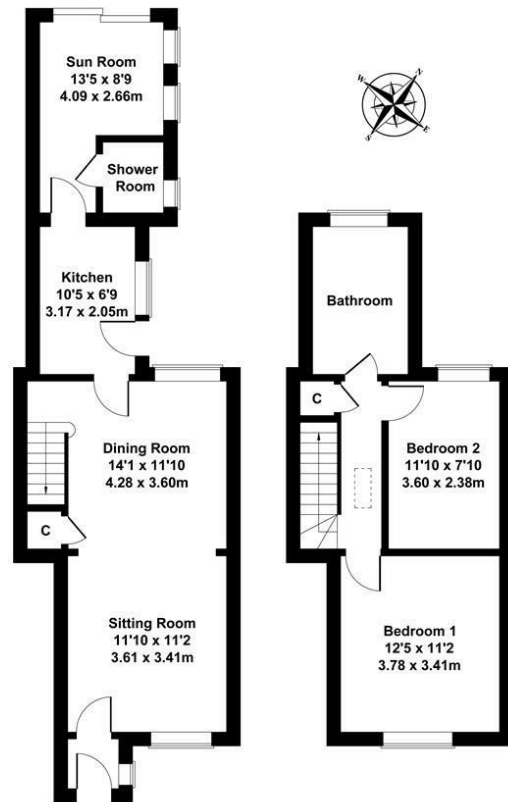
Postcode: PO35 5UT

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



7 Solent View

Approximate Gross Internal Area
904 sq ft - 84 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.

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.