

SPENCE WILLARD



26 Steyne Road, Bembridge, Isle of Wight, PO35 5UL



# *A beautifully styled and recently extended character end-of-terrace home with light-filled accommodation, landscaped gardens and off-road parking.*

VIEWING

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The property has been fully modernised and provides a modern yet comfortable and welcoming interior, with oak flooring running throughout the ground floor and a thoughtfully reconfigured layout. The accommodation includes an impressive open-plan kitchen/dining room overlooking the rear garden, a versatile hallway, and three well-proportioned double bedrooms on the first floor, as well as two contemporary bath/shower rooms. There is off-road parking to the front, with side access leading to a carefully designed, low-maintenance garden featuring an outbuilding and attractive planting.

Situated in the heart of Bembridge, Steyne Road is a highly regarded residential location, conveniently positioned for the village centre, public transport and easy access to schools. The village has a range of independent shops, cafés and amenities catering for all. The coastal paths, beaches and sailing facilities for which Bembridge is renowned are also close at hand, making this an ideal primary or second home.

## Accommodation

### Ground Floor

Entrance is via a glazed side door with fanlight, opening into a hallway providing generous space for coats and storage. A ceiling-mounted 'puley maid' and a built-in cupboard house the wall-mounted Vaillant combination boiler.

A well-appointed shower room/utility room incorporates a W.C., wash basin set on an oak shelf, heated towel rail, walk-in shower, and space and plumbing for a washing machine.

The open-plan kitchen/dining room forms the heart of the home and is set within the recent extension overlooking the garden. The kitchen is fitted with composite stone, marble-effect worktops over navy blue matt-finish units, incorporating a 1.5-bowl stainless steel Franke sink with mixer tap, integrated oven, Bosch gas hob with extractor above, and space and plumbing for a dishwasher, fridge and freezer. The dining area benefits from banquette seating and enjoys excellent natural light from a roof lantern and uPVC glazed patio doors opening onto the garden.

The sitting room features a living-flame effect electric fire, alcove shelving, and a bay window with uPVC double glazing overlooking the front aspect.

### First Floor

Stairs rise to a generous landing providing access to three double bedrooms and a cleverly designed family bathroom. The bathroom is fitted with a large bath with shower over, tiled walls, wooden flooring, vanity unit with wash basin, heated towel rail and W.C.

From the landing there is access to a substantial loft space, currently divided into two defined areas, offering potential for conversion to a hobby room or additional accommodation, subject to obtaining the necessary consents and building regulations.

#### Outside

The outside spaces are particularly versatile. To the front is a block-paved driveway providing off-road parking. Side access offers ample space for the storage of boots, buggies and bicycles, leading to an expertly designed rear garden.

The garden is predominantly low-maintenance and features a raised gravelled terrace, vegetable and herb beds retained by oak sleepers, a small lawn, and steps leading to a garden store with power and lighting. Beyond is a further decked area, ideal for outdoor dining and entertaining.

#### Tenure

The property is offered Freehold

#### EPC Rating

D

#### Council Tax

Band C

#### Postcode

PO35 5UL

#### Viewings

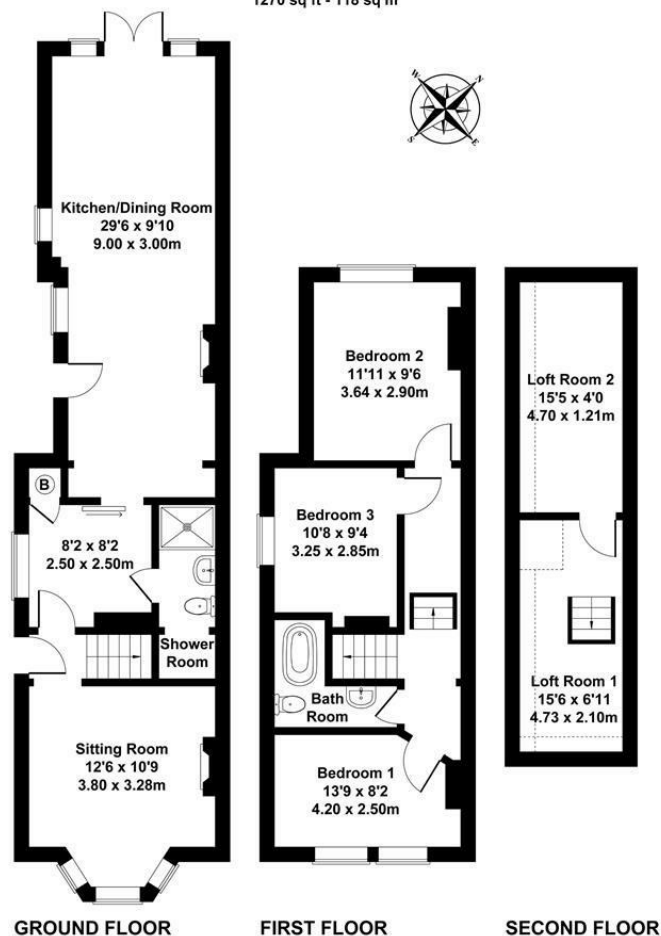
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## 26 Steyne Road, Bembridge

Approximate Gross Internal Area  
1270 sq ft - 118 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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