

SPENCE WILLARD



1 Harbour Villas Newlands, St Helens, Isle of Wight, PO33 1TZ

*Beautifully presented following comprehensive refurbishment and extension, this three bedroom house boasts period character, open plan living space and an enclosed, low maintenance garden.*

VIEWING

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1 Harbour Villas has been sensitively renovated in recent years to offer an impressive and superbly well-appointed family home. It has an abundance of period features and quality, such as original doors, flooring and fireplaces in addition to all new uPVC windows, bi-folding doors, app enabled Nest thermostat-controlled heating system, as well as a stunning open plan kitchen/dining room.

There are three good sized bedrooms with a fourth single/study in addition to two bathrooms, one of which being ensuite. With off-road parking for two cars to the front, the gardens to the rear are low-maintenance and landscaped to provide a pleasant and colourful outlook. The harbour and sea wall with walks to St Helens Duver can be found at the bottom of the road, just a short walk from the house.

The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, together with an antiquarian bookshop and excellent access to Bembridge Harbour, (approximately 600m distant) with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of very good beaches nearby in Bembridge, St. Helens and Seaview.

**Accommodation**

**Ground Floor**

**Entrance**

Storm porch over an Edwardian panelled door with glazed window to the side.

**Hallway**

With plenty of coat storage, vintage style radiator and understairs cupboard housing a consumer unit, TV aerial booster and storage space.

**Family Room**

A light room with deep bay window overlooking the front, cast iron feature fireplace with wood flooring running throughout the ground floor.

**Sitting Room**

A room of excellent proportions with windows overlooking the rear garden, and a feature fireplace with reclaimed timber mantle.

## Open Plan Kitchen/Dining Room

This stylish room has been well-equipped with a full range of under-counter navy blue storage units with white quartz worktops over and a copper effect undermounted sink with mixer tap over. There is a built-in fridge/freezer, wine cooler and AEG oven with an induction hob and extractor over. There is also a built-in dishwasher, washing machine and cupboard housing a Vaillant gas fired boiler. Bi-folding doors offer an excellent outlook to the garden.

## First Floor

Stairs rise to a galleried landing with loft hatch and natural light provided by sky tunnels. There are three generous double bedrooms with carpeted floors and Edwardian doors and a family bathroom with herringbone pattern distressed tiled walls, contemporary free-standing bath, heated towel rail and wall-mounted handcrafted vanity unit wash basin and W.C. While the ensuite shower room is a walk-in shower, metro tile walls to mid height, vanity unit wash basin, heated towel rail and W.C. In the master there is a television point for a wall mounted TV, while bedroom three enjoys a view to Bembridge Harbour.

## Outside

To the front is a small, enclosed area with trellis fencing leading to the front door with block paved parking to the side. Side access leads to the rear, where there is a large, paved terrace ideal for outdoor dining and entertaining in addition to an artificially grassed lawn, bordered with a well-stocked bed of herbaceous shrubs, climbing rose, lavender and clematis. Garden shed, outdoor lighting and power laid on.

## Services

Mains electricity, gas and drainage. Heating is provided by a gas fired boiler and delivered via radiators.

## Tenure

The property is offered freehold.

## EPC Rating

C

## Postcode

PO33 1TZ

## Viewings

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

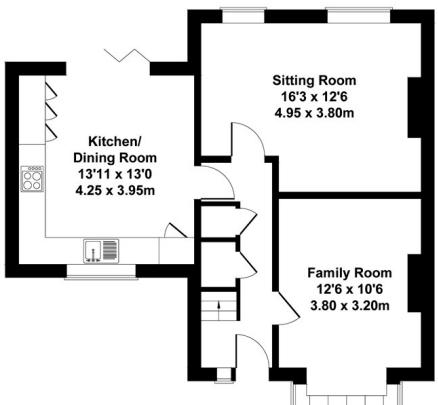
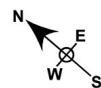
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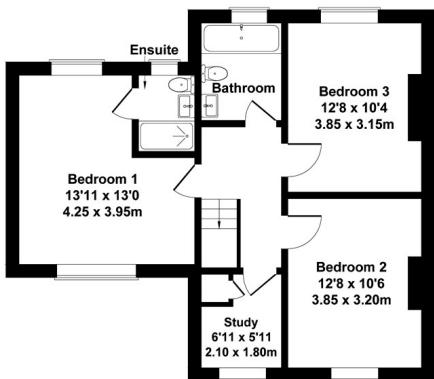


## 1 Harbour Villa

Approximate Gross Internal Area  
1206 sq ft - 112 sq m



GROUND FLOOR



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.

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