

SPENCE WILLARD



Risala 6 Nightingale Close, Bembridge, Isle of Wight, PO35 5YP

*In a desirable location, on a road which leads to the beach, this spacious bungalow sits on a large plot with garaging, off-road parking and surrounded by landscaped gardens.*

VIEWING

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Constructed in the 1980's and never previously available on the open market, Risala offers a particularly spacious and light bungalow comprising three bedrooms, an open plan kitchen/dining room and large gardens to the front and rear with plenty of off-road parking and an attached garage. The property has been well maintained by the owners providing an excellent opportunity for any prospective buyer to modernise and make use of the large plot where there is scope to extend (subject to obtaining the necessary consents and certifications). Idyllically positioned off Swains Road which leads to the beach, it is a quiet yet convenient location just a short walk to village amenities also.

The location is idyllic, just moments from the sandy beaches of Bembridge and minutes from excellent walking routes on coastal paths to the village centre and Harbour. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, including a butchers, bakery, fish mongers, farm shop, cafes and restaurants. There are high speed passenger ferry links to (22mins) Portsmouth from Ryde approximately 7 miles away.

Accommodation  
Ground Floor

Entrance  
Storm porch over a uPVC glazed door with glazed side light.

Entrance Hallway  
With deep airing and cloak cupboards and hatch accessing a large loft space.

Sitting Room/Dining Room  
With large proportions, this dual aspect room has sliding doors to the garden and a picture window overlooking the front aspect. There is an electric fire set within a stone fireplace with oak top and carpeted floors.

Kitchen/Breakfast Room  
A superb family space with a full range of undercounter and wall-mounted shaker style storage units, incorporating a Neff four ring ceramic hob with extractor hood over, mid level oven and grill and a stainless steel sink with mixer tap over. There is space and plumbing for a washing machine or dishwasher and undercounter dryer. Space and plumbing for an American style fridge freezer. Floor mounted gas fired boiler. A small porch leads to the garden.

#### Bathroom

An generous sized room with a good quality Armitage shanks suite comprising panelled bath, shower, vanity unit wash basin with carpeted floors, tiled walls.

#### W.C.

With wash basin and W.C.

#### Bedroom 2

A good sized double bedroom with built in wardrobes and garden outlook.

#### Bedroom 3

Overlooking the south westerly front aspect, this smaller room is big enough to fit a double bed, but also can provide an excellent study.

#### Bedroom 1

With views over the front aspect, this is a well-proportioned master suite with built in wardrobe storage.

#### Garage

The attached garage offers large space with concrete floors and dual aspect windows and door to the rear. With garage space for a car, there is also a large workshop area to the rear with power and lighting laid on.

#### Outside

Set back from the road behind a large lawn space, there is also off-road parking in front the garage and side access through a gate to the rear garden which is beautifully maintained with a large lawn, paved terrace and apple tree to one corner.

#### Tenure

The property is offered Freehold.

#### Council Tax Band

E

#### EPC

Rating D

#### Services

Mains electricity, gas, water and drainage, heating is provided by gas fired boiler and delivered via radiators.

#### Postcode

PO35 5YP

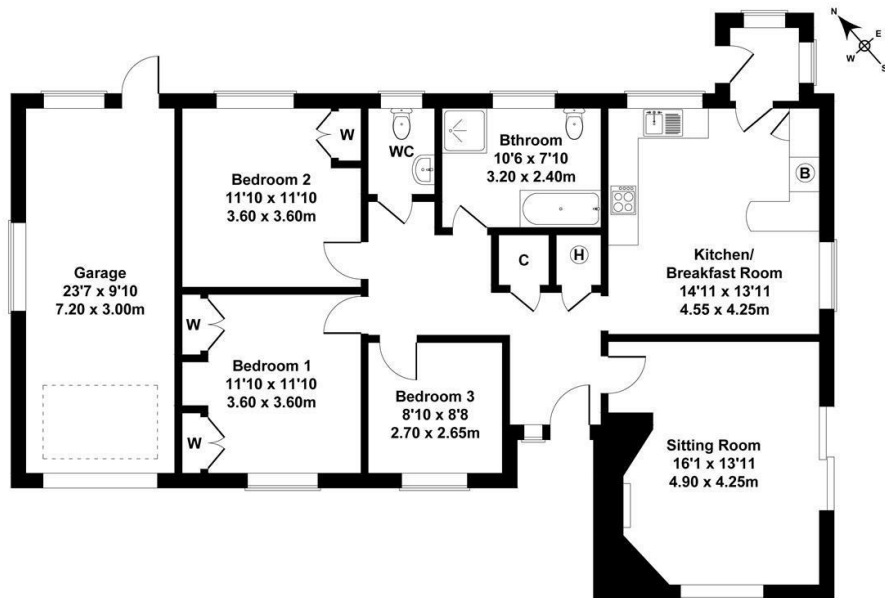
#### Viewings

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



## Risala, 6 Nightingale Close, PO35 5YP

Approximate Gross Internal Area  
1066 sq ft - 99 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. 2023



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