

SPENCE WILLARD



Hazel Cottage, Lane End Road, Bembridge, Isle Of Wight, PO35 5SZ

*Superbly situated close to the beach, this refurbished and extended period house has an open plan living space, large gardens and off-road parking.*

VIEWING

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Hazel Cottage is a beautifully presented and recently remodelled three bedroom house in a premium position close to the beach at Lane End. There are large gardens to the rear, plenty of off-road parking and with a new open plan kitchen/dining room to the rear the house is ideally suited to a family or for use as a holiday home or holiday let investment. The property has been modernised to a high standard with new electrics and plumbing, uPVC windows with plantation shutters, impressive kitchen and modern bathrooms and a Hive App operated heating system.

Located along Lane End Road, providing easy access to the beach and a range of excellent walks from the coastal path just a short distance from the property. Bembridge village has a good range of shops, cafes and restaurants, including a butcher's, fish monger's, farm shop and chemist, whilst Bembridge Harbour has extensive mooring facilities and two sailing clubs.

**Accommodation**

**Entrance Porch**

A large period timber door with glazing and plenty of space boots and hanging coats.

**Shower Room / W.C.**

With vanity unit wash basin, illuminated mirror, heated towel rail and W.C.

**Sitting Room**

A room with excellent proportions and character with deep bay window, characterful open fireplace with oak mantle and iron surround and alcove shelving and cupboards either side.

### Open Plan Kitchen and Dining Room

Occupying this superb extension there is a dining area with dual aspect windows and patio doors open to the rear terrace. The kitchen is extremely well-equipped comprising a full range of shaker style units with oak worktops, an impressive large island with three heat lamps over, this island houses a food preparation sink with waste disposal and Neff five ring gas hob with extractor over. The kitchen also comprises space and plumbing for an American style fridge freezer, mid level Neff oven and separate 1.5 Franke sink with mixer tap over, metro tile splashbacks and a deep larder store with plenty of shelving for food.

### Utility Room

With further worktop over space and plumbing for a washing machine and tumble dryer, stainless steel sink with mixer tap over and plenty of additional storage. Stable door to the garden.

### First floor

Stairs rise to a landing with natural light provided by sky tunnel roof lights. There are three bedrooms, two being substantial doubles, the third bedroom has a balcony with sea glimpses and overlooks the garden. The principal bedroom benefits from dual aspect windows, built in storage and an ensuite shower room with large shower, heated towel rail, vanity unit wash basin, W.C. and tiled walls. The family bathroom is of a good size with panelled bath, shower over, heated towel rail, vanity unit wash basin, W.C. airing cupboard and light up mirror. There is a study area on the landing, loft hatch accessing an insulated loft space.

### Outside

The property benefits from a large south facing rear garden stretching approximately 50 metres beyond a large and recently installed decked area, ideal for outdoor dining and entertaining. The gardens are largely laid to lawn with two outbuildings and a raised vegetable planter. There is outdoor lighting, water and power with a large side gated access from the front and bin store tucked around a corner of the enlarged end of the garden. To the front is a gravelled area for parking several cars/boat.

The end, wider part of the Hazel Cottage garden is sold with a development uplift clause, further details are available from the agent.

### Services

Mains electricity, gas, water and drainage. Heating is provided by gas fired boiler and delivered via radiators. There are all new electrics with consumer unit located in the hallway and a Hive app enabled thermostat.

### Tenure

The property is offered freehold

### Postcode

PO35 5SZ

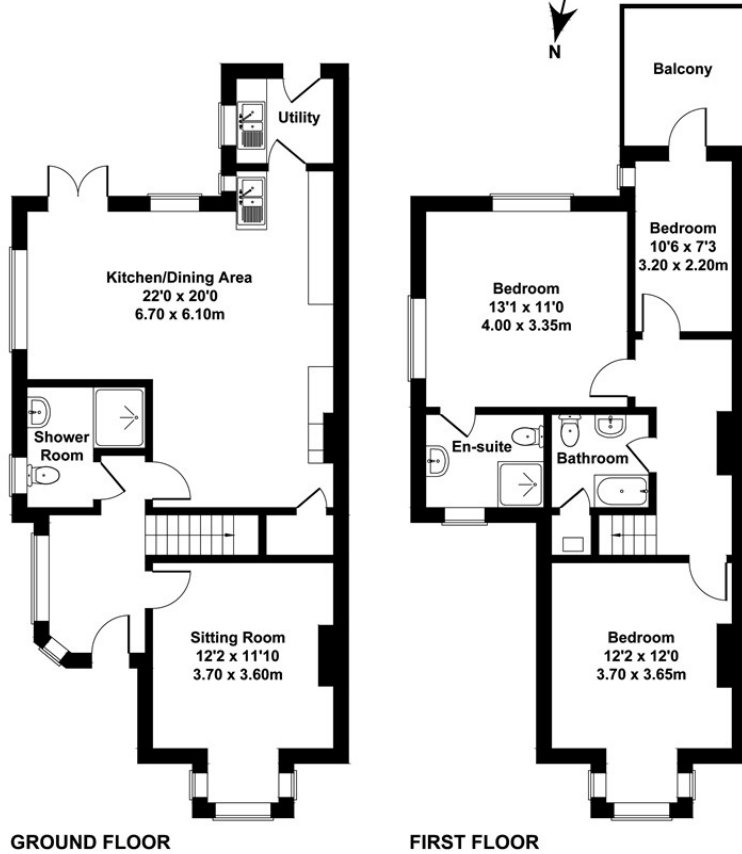
### Viewings

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



## Hazel Cottage

Approximate Gross Internal Area  
1324 sq ft - 123 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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