



Howgate Road, Bembridge, PO35 5QN

Offers in the Region of **£675,000**

Set within one of Bembridge's most desirable and tranquil roads, this charming coastal residence presents a rare opportunity to secure a beautifully situated home just moments from the shoreline. Tucked away on a generous 0.36-acre plot, this attractive and characterful property offers the perfect blend of space, flexibility, and lifestyle, all within walking distance of the beach, coastal path, village centre, and renowned sailing waters.

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

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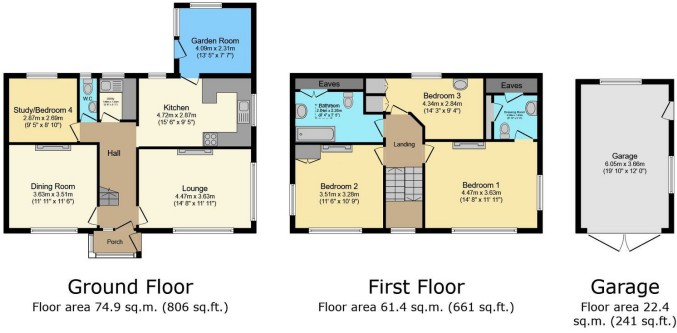
**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

- Prime Bembridge location – just a short stroll from beaches, the coastal path, and village amenities
- Exceptionally generous 0.36-acre plot with mature, private gardens
- Versatile layout with three first-floor bedrooms and a ground floor study/fourth bedroom
- Multiple reception spaces including sitting room, dining room, and garden room
- Spacious kitchen/breakfast room with views over the rear garden
- Substantial detached garage/boathouse with conversion potential (STPP)
- Ample driveway parking for several vehicles
- Situated in a peaceful, residential road with minimal through traffic
- Scope to extend or develop further within the plot (subject to planning)
- Within easy reach of local schools, bus routes, and Bembridge’s popular sailing and beach



TOTAL: 158.7 sq.m. (1,708 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io