



## New Build Plot, Hillway Road, Bembridge.

Guide Price **£475,000**

**Exceptional Building Plot with Approved Planning – 303 sq. m Residence**

**\*\***Tucked away on the leafy approach of Hillway Road, this substantial plot offers a rare opportunity to build a striking four-bedroom, four-bathroom home of approximately 303 sq. m (3,260 sq. ft). Benefiting from private driveway access, a mature tree-lined setting and the potential for sea views from the first floor (to be confirmed), the site has already secured full planning permission and will be fully serviced, allowing a seamless start to construction. **\*\*** Property design and garage is subject to approval

**Bedrooms: 4 | Bathrooms: 4 | Receptions: 4**

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**Tenure:** Freehold

**Property Type:** Off Plan Land

- Prime residential plot in one of Bembridge's most desirable roads
- Planning consent granted for a 303 sq m / 3,260 sq ft detached residence \*\* Design to be approved
- Four bedrooms, four bathrooms, including a luxury master suite
- Four reception rooms, including lounge, kitchen dining room, study, and gym
- Private access driveway directly from Hillway Road
- Mature, tree-lined boundaries offering privacy and natural character
- Potential sea views from the upper floor - to be confirmed
- Mains services installed, simplifying the build process
- Carefully designed with vaulted lounge, modern flow, natural light and detached garage
- A rare chance to build a bespoke coastal home in a thriving village

