

# 1B Bembridge Drive | PO11 9LU | £585,000

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*Situated on a popular private road in the sought-after Eastoke area of Hayling Island, this substantial six-bedroom home offers over 2,100 sq ft of spacious and versatile accommodation arranged across three floors. Hayling Seafront is just across the road, with access also available directly from the private road, placing picturesque coastal walks, water sports and views towards the Isle of Wight within easy reach. Local shops, amenities and bus routes are also conveniently nearby. Recently redecorated and presented in a modern, neutral style, the property is well presented throughout and ideally suited to modern family living. The ground floor centres around a generous open-plan lounge/diner with adjoining kitchen, creating an excellent space for everyday living and entertaining. A separate utility room and cloakroom provide further practicality. The first floor offers four bedrooms, with both bedrooms one and two benefitting from en-suite facilities, together with a family bathroom. A particular highlight is the south-facing balcony, accessed independently from both bedrooms one and three, providing an attractive outdoor space from which to enjoy sea views towards the Isle of Wight. Two further bedrooms and an additional bathroom occupy the second floor, with south-facing rooms across the upper floors also enjoying pleasant sea views. Outside, a block-paved driveway provides off-road parking, while the enclosed rear garden is predominantly laid to lawn with a timber shed. The owner also intends to level and re-seed the lawn, ensuring the garden is presented in good condition for its new owners. Offered with no forward chain, this impressive home provides an excellent opportunity for families seeking generous and flexible accommodation close to the seafront. Its size and versatile layout may also appeal to buyers considering its potential as an investment property.*

- ***SUBSTANTIAL SIX BEDROOM FAMILY HOME***
- ***SPACIOUS OPEN-PLAN LOUNGE / DINER & ADJOINING KITCHEN***
- ***OVER 2100 SQ FT ARRANGED ACROSS THREE FLOORS***
- ***RECENTLY REDECORATED & WELL PRESENTED THROUGHOUT***
- ***FOUR BATH / SHOWER ROOMS INCLUDING TWO EN-SUITES***
- ***POPULAR PRIVATE ROAD IN THE EASTOKE AREA***
- ***SOUTH-FACING BALCONY WITH SEA VIEWS***
- ***HAYLING SEAFRONT JUST ACROSS THE ROAD***
- ***SEA VIEWS TOWARDS THE ISLE OF WIGHT FROM UPPER FLOORS***
- ***OFF-ROAD PARKING, REAR GARDEN & NO FORWARD CHAIN***

**Freehold | EPC: C | Council Tax Band: F**

***Exterior light. UPVC double glazed door to –***

***Entrance Hallway –***

*Radiator. Laminate flooring. Wall thermostat. Staircase rising to first floor with understairs cupboard housing coats hanging space. Door to*

***Kitchen –***

*1.25 bowl single drainer stainless steel sink unit and mixer tap set in work surface. Double glazed window to front. Range of matching matt cream fronted wall and base cupboards and drawers. Radiator. Space for dish washer. Tiled splash backs. Inset 'New world' stainless steel 4-ring gas hob, built in oven below, over head extractor. Tall fridge/freezer. Laminate flooring through to:*

***Open plan Lounge/Diner –***

*Double glazed window to side. Two radiators. Double glazed window and double glazed French doors to rear Garden. TV and telephone points. Return door to Hallway.*

***Utility room –***

*Work surface with space and plumbing for automatic washing machine and fridge. Tall larder cupboard. Laminate flooring. Radiator. Tiled splash backs. Double glazed door to side path. Extractor fan.*

***Cloakroom –***

*Obscure double glazed window to front. Low level WC. Radiator. Pedestal wash hand basin. Laminate flooring. Consumer unit.*

***Stairs to first floor Landing –***

*Built in airing cupboard housing hot water tank and heating/hot water timer control unit.*

***Bedroom 1 –***

*Radiator. Double glazed window to front elevation offering Sea views. TV aerial point. Dressing area. Two radiators. Built in double wardrobe, hanging rail and shelf. Double glazed window. Door to Balcony: Decked flooring with stainless steel and glass surround. Wall light. Pleasant Sea Views. En-Suite: Double tiled shower enclosure with Mira shower, pedestal wash hand basin and close coupled WC. Ladder style towel radiator. Down lights, extractor fan and obscure double glazed window.*

***Bedroom 2 –***

*Double glazed window to rear elevation. Radiator. Telephone point. Door to: En-Suite: Corner tiled shower cubicle with Mira shower, close coupled WC and pedestal wash hand basin. Ladder style towel radiator. Down lights. Extractor fan and Vinyl flooring. Obscure double glazed window.*

***Bedroom 3 –***

*Double glazed window to side. TV aerial point. Radiator. Double glazed French doors to Balcony.*

***Bedroom 4 –***

*Double glazed window to rear elevation. TV aerial point. Radiator.*

***Family Bathroom –***

*White suite comprising bath with mixer tap and Mira shower over with screen. Tiled splash backs. Close coupled WC and pedestal wash hand basin. Ladder style towel radiator. Vinyl flooring. Obscure double-glazed window to side. Down lights and extractor fan.*

***Stairs to 2nd floor Landing –***

***Bedroom 5 –***

*Double glazed window to front elevation offering superb views across Hayling Bay to the I.O.W. Radiator. TV aerial point. Large skylight window to one end. Deep eaves storage cupboard with carpet and light.*

***Bedroom 6 –***

*Double glazed window to front offering pleasant Sea Views across to the I.O.W. Double glazed window to side. Skylight window to rear elevation. Telephone and TV aerial points. Deep eaves storage cupboard. Radiator.*

***Bathroom 2 –***

*White suite comprising panelled Bath with mixer tap and Mira shower over, fitted screen. Tiled splash backs. Close coupled WC and wash hand basin. Ladder style towel radiator. Vinyl flooring. Two down lights. Extractor fan.*

***Outside –***

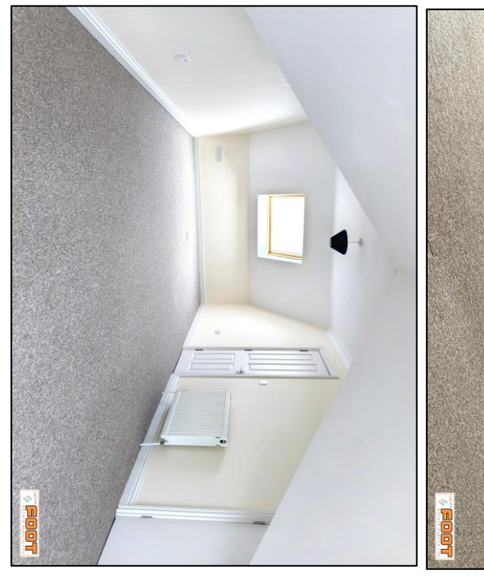
*Double block paved driveway to the front with low walled boundary and lawned area. External meter boxes. Outside water tap point. Paved path and pedestrian gate to enclosed Rear Garden: With paved patio area and external wall light. Garden to be reseeded and levelled prior to any sale. NO FORWARD CHAIN!*

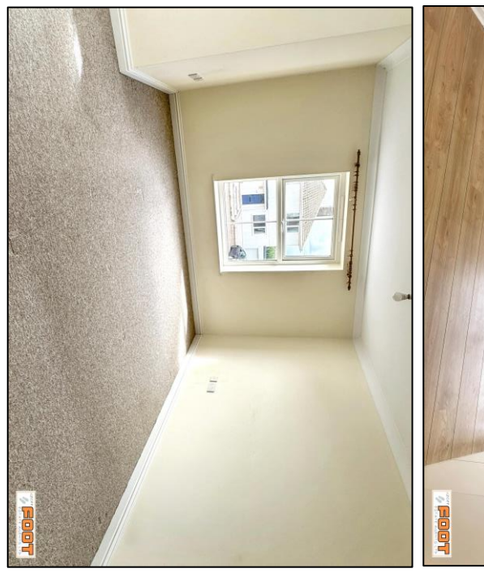
**To view the virtual tour for this property please scan the QR Code >>**

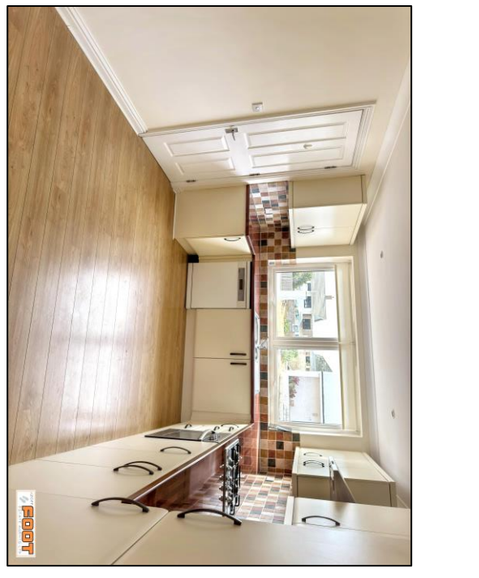
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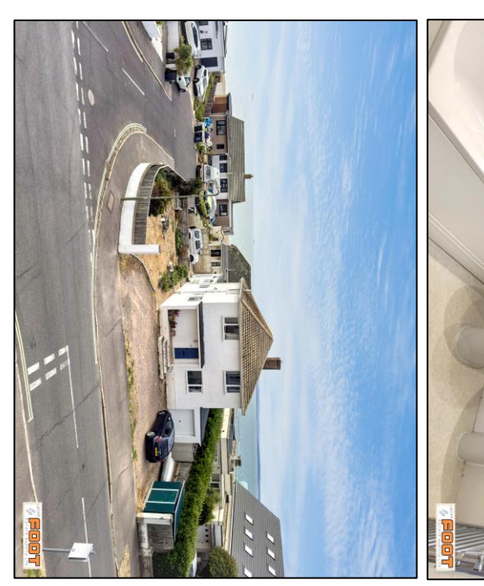
**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

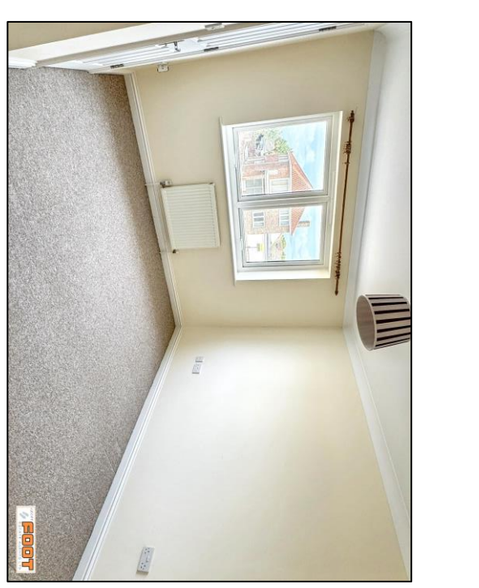


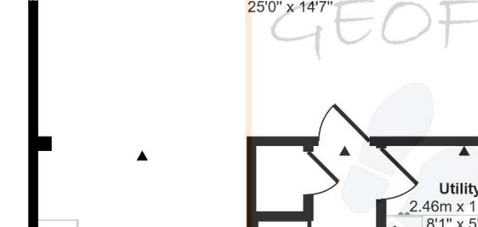












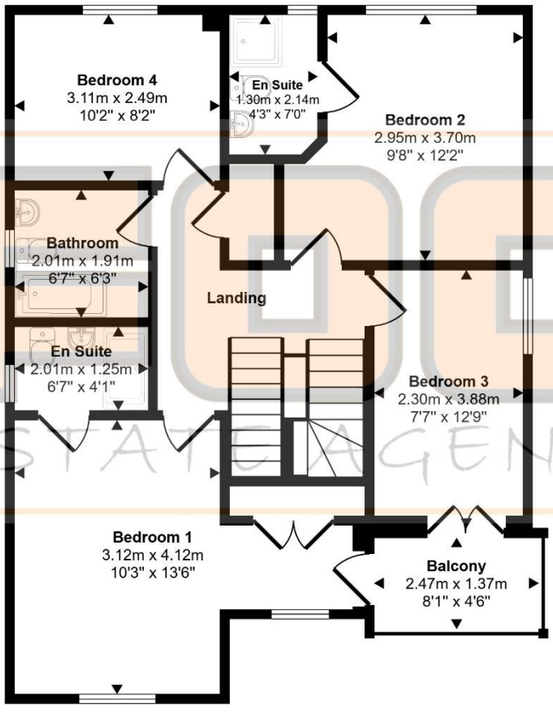

Approx Gross Internal Area
196 sq m / 2108 sq ft



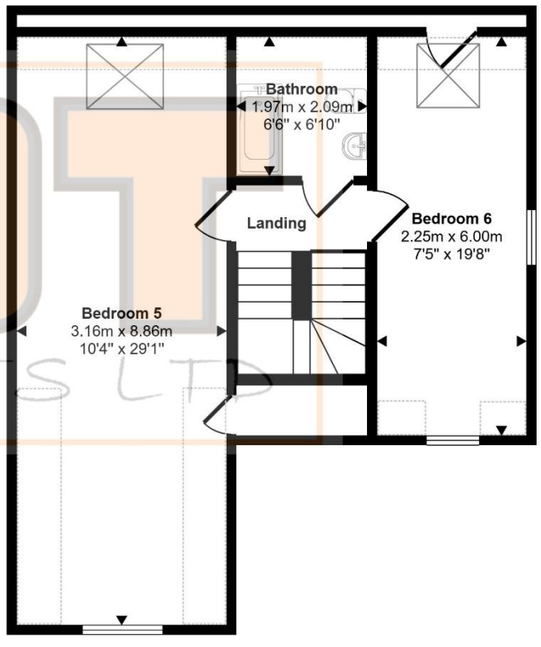




Ground Floor
**Approx 68 sq m / 733 sq ft**




First Floor
**Approx 70 sq m / 755 sq ft**




Second Floor
**Approx 58 sq m / 620 sq ft**

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.