

SPENCE WILLARD



3 Downs View Road, Bembridge, Isle of Wight

A modernised four bedroom house with ground floor accommodation, enclosed gardens and garage. The property is particularly light, spacious and well-appointed.

VIEWING - 01983873000

bembridge@spencewillard.co.uk

Situated in central Bembridge within close proximity to the village amenities, school, beach and coastal walks, this house offers an excellent all round package. With accommodation arranged over two floors extending to four or five bedrooms including a large sitting room, two bathrooms, ensuite and a particularly light open plan kitchen/dining room overlooking the garden. The gardens are well maintained and include a large summer house with pergola off and the rear of the house enjoys natural light from a glazed lantern roof extension providing excellent family space.

Ideally situated with close proximity to Steyne Park and Bembridge Primary School, various idyllic beaches and the coastal paths of Bembridge are also nearby. Bembridge village centre has a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to several cafes and restaurants all within easy access. The harbour also has two sailing clubs and there are numerous beaches, while the Fast Cat, providing high speed passenger links to Portsmouth, is located in Ryde approx. 7 miles away.

Accommodation

Ground Floor

Entrance

Small storm porch with soffit lighting over a bright pink composite door with glazing.

Hallway

With plenty of wall space for hanging coats and large Under-stair cloakroom cupboard.

Sitting Room

With bay window overlooking front aspect this is a well-proportioned room with tiled fireplace incorporating multi-fuel burning stove and carpeted floors.

Bedroom 1

Particularly light bedroom with bay window overlooking the front. Dressing area and ensuite shower room with tiled walls and floors, corner wash basin, shower, heated towel rail and W.C.

Utility Room / Home office

Tiled floors and garden access, there is space for a washing machine and tumble dryer.

Family Bathroom

White suite of 'p' shaped panelled bath with shower over, pedestal wash basin, W.C, tiled walls and a large airing cupboard with wall mounted combination boiler and space and plumbing for a washing machine.

Kitchen/Dining Room

This fantastic family space enjoys plenty of light through a glazed lantern roof extension to the rear with westerly aspect. Tiled floors and large dining area overlooking the gardens. The kitchen boasts a full range of undercounter and wall mounted storage units and breakfast bar with Quartz stone work tops. There is space and plumbing for a range cooker and undercounter fridge and freezer, while there is also an integrated Franke 1.5 bowl stainless steel sink, dishwasher, pull-out larder cupboard and undercounter lighting.

First Floor

Stairs rise to a galleried landing.

Bedroom 2

Large double bedroom with window overlooking the front aspect and under eaves storage. Carpeted floors.

Bedroom 3

Double bedroom with large casement windows overlooking the rear and under eaves storage. Carpeted floors.

Shower Room

Shower, pedestal wash basin, W.C. and tiled walls.

Bedroom 4

The smaller of the rooms benefits from plenty of under eaves storage and garden outlook.

Outside

Enclosed gardens to the rear are particularly private with mature fenced boundaries with a range of planting of herbaceous shrubs and hedging while at the rear is a large timber shed/workshop with pergola off one elevation. There is side access from the front where a small lawn borders off-road parking for several cars on a driveway. There is also an attached garage with up and over doors at each end allowing good levels of access to the garden.

Services

Mains electricity, water and drainage. Heating is provided via gas-fired boiler located in the airing cupboard and delivered via radiators.

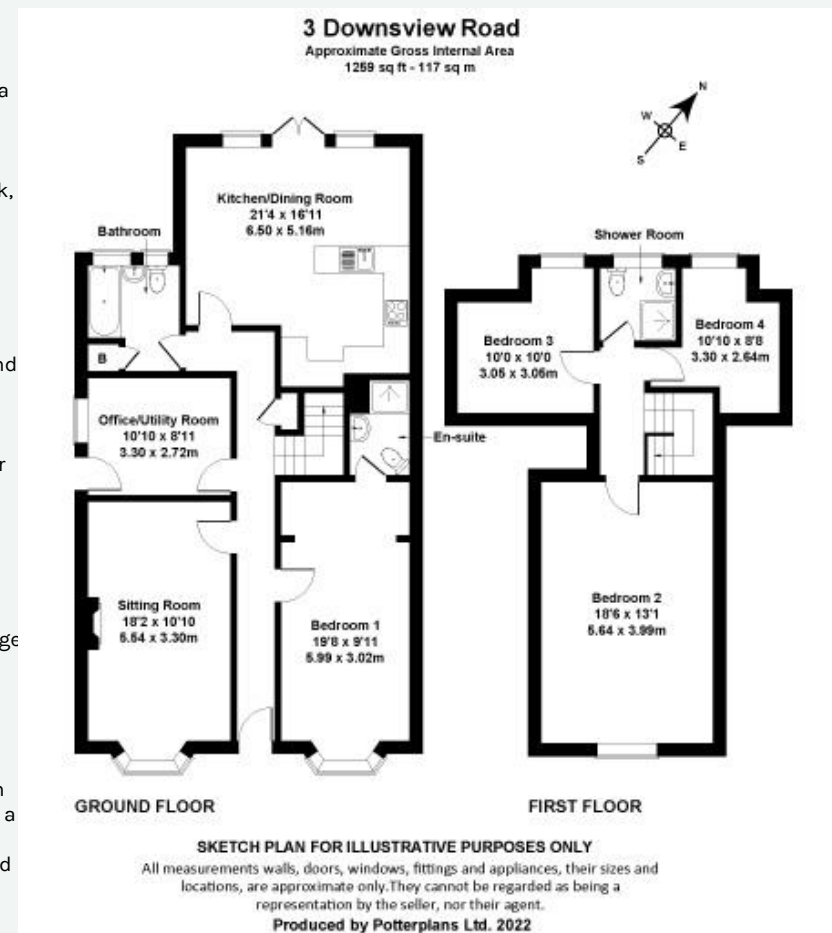
EPC Rating C

Council Tax Band C

Tenure

The Property is offered Freehold

Post Code PO35 5QS



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