

SPENCE WILLARD



8 Walls Road, Bembridge, Isle of Wight, PO35 5RA

Well-presented and conveniently located, this spacious bungalow is close to the beach and has a large south facing garden.

VIEWING

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No. 8 Walls Road occupies a particularly generous plot with large, private gardens extending in a southerly aspect. The bungalow is light and well-appointed with relatively modern interiors, featuring two spacious double bedrooms, a shower room, a separate W.C. kitchen, dining room, and a generous sitting room overlooking the garden. Additional benefits include ample storage space, an attached garage, off-road parking to the front, and substantial mature gardens to the rear with well-established boundaries. The property offers an ideal opportunity for any buyer to adapt or extend the current layout (subject to obtaining the necessary planning consents) but currently offers comfortable accommodation in a sought after spot close to the beach at Forelands.

Walls Road offers a quiet yet convenient position in the village with easy access to beaches and amenities at Lane End Road and short walk to the village centre. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen, coffee shop and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

Accommodation

Entrance

Two steps lead to a new uPVC glazed storm porch covering an inner door.

Hallway

A spacious hallway with a hatch providing access to a large loft space. There is a cloak cupboard fitted with a coat rail and shelves, as well as a separate airing cupboard housing a wall-mounted boiler.

Bedroom 1

A good-sized double bedroom with carpeted floors and a bay window overlooking the front aspect.

Bedroom 2

Double bedroom featuring a large picture window to the front.

Sitting Room

A particularly light and well-proportioned room with carpeted floors, sliding doors opening onto the garden, and an electric fire set within an ornate fireplace and mantle.

Dining Room / Bedroom 3

A bright room with sliding doors providing access to the garden.

Kitchen

Equipped with a full range of under-counter and wall storage units, pale blue metro tile splashbacks, a stainless-steel sink with mixer tap, space and plumbing for a

dishwasher, cooker, fridge freezer, and washing machine.

Shower Room

Tiled walls and laminate flooring, featuring a pedestal wash basin, power shower, and radiator.

Separate W.C.

Outside

Set well back from the road, the property boasts a large lawned area with a cherry tree and parking for two to three vehicles in front of the attached garage, which has an up-and-over door. A side gate provides access to the garden, which enjoys a glorious southerly aspect and extends approximately 140 feet to a mature pine hedge. The borders are planted with a selection of herbaceous shrubs and specimen trees, including evergreens such as pine and mimosa, as well as cherry and other fruit trees. There is a sundial positioned on a circular paved area at the centre of the garden and a large paved terrace with a southerly aspect spans the full width of the rear elevation, ideal for outdoor dining and entertaining. Additionally, there is a shed, greenhouse, and a pedestrian door providing rear access to the garage.

Services

Mains electricity, water, and drainage are connected. Heating is provided by a gas-fired boiler with radiators throughout.

Tenure

The property is offered freehold

Council Tax

Band D

EPC Rating

D

Postcode

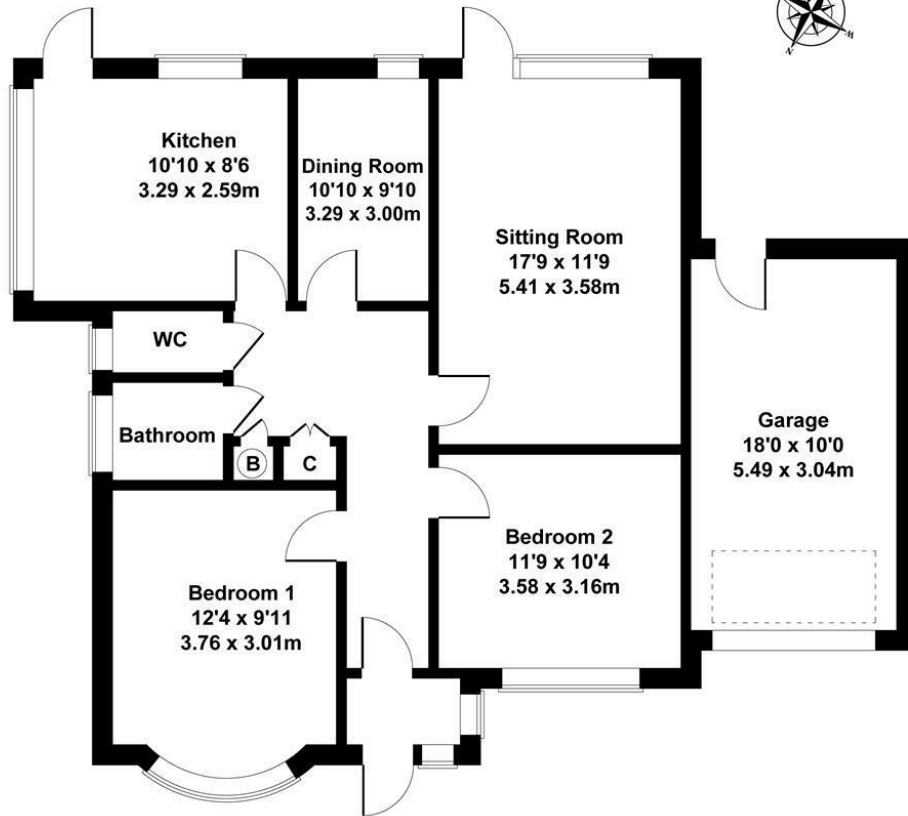
PO35 5RA

Viewings

A Strictly by Prior Appointment with the sole selling agent Spence Willard



Approximate Gross Internal Area
1087 sq ft - 101 sq m



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.

A photograph of a single-story house with a stone and brick exterior, a tiled roof, and a white garage door. The house features a large bay window and a front garden with a green lawn and a flowering pink bush. A paved driveway leads to the garage.



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.